



**Chelston Close, Naisberry Park, Hartlepool,
TS26 0PW
4 Bed - House - Detached
O.I.R.O £305,000**

**Council Tax Band: D
EPC Rating: C
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Chelston Close, Naisberry Park, TS26 0PW

Smith and Friends are delighted to offer for sale this beautiful four bedroom detached family home. With a clean, contemporary finish throughout and being extended and remodelled the generously proportioned rooms will certainly appeal to variety of potential buyers. Positioned at the head of this Naisberry Park cul-de-sac, within walking distance of well regarded schools and local amenities. The layout briefly comprises of: entrance hall, dining room, lounge, breakfast kitchen and sunroom. The ground floor also has a useful utility and ground floor toilet. To the first floor are four bedrooms (master with en-suite) and a luxurious family bathroom. Externally, the enclosed south facing rear garden is laid to lawn with patio areas and timber shed. The open plan front garden has been block paved to provide off street parking for numerous cars and leads to the single garage.

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, staircase to first floor.

DINING ROOM 11'3 x 10'6

uPVC double glazed window to front, radiator, double doors opening into the lounge.

LOUNGE 15'9 x 11'6

Two uPVC double glazed windows, radiator, sliding doors into the breakfast kitchen.

BREAKFAST KITCHEN 10'1 x 23'5

KITCHEN AREA

Fitted with a range of white high gloss wall, base and drawer units with matching worktops and centre island, inset sink and drainer with mixer tap, 'range' style gas cooker with illuminating chimney extractor, uPVC double glazed window to rear, uPVC double glazed glass panelled door.

BREAKFAST AREA

Radiator and opening into the sun room.

SUN ROOM 11'7 x 12'1

Four uPVC double glazed windows, radiator, multi-fuel burner.

REAR LOBBY 3'7 x 6'2

Access to utility and downstairs toilet.

TOILET 3'10 x 4'9

White and chrome suite with low level WC, wash hand basin with vanity storage, heated chrome towel rail and uPVC double glazed window.

UTILITY 10'1 x 8'

Fitted with a range of white high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap,

plumbing for washing machine, space for fridge/freezer and built-in microwave.

FIRST FLOOR

LANDING 4'8 x 8'9

Loft access (retractable ladder, part boarded, power and lighting).

BEDROOM (rear) 9'11 x 11'4

uPVC double glazed window, built-in wardrobes, radiator.

EN-SUITE 7'9 x 2'6

White and chrome suite with shower cubicle, wash hand basin with vanity storage and low level WC.

BEDROOM (rear) 12'10 x 7'2

uPVC double glazed window, radiator.

BEDROOM (front) 9'7 x 11'9

uPVC double glazed window, built-in wardrobes, radiator.

BEDROOM (front) 6'11 x 8'3

uPVC double glazed window, radiator.

FAMILY BATHROOM 7'5 x 5'5

White and chrome suite with freestanding double ended bath, wash hand basin with vanity storage and low level WC; radiator, uPVC double glazed window.

EXTERNALLY

The enclosed rear garden is laid to lawn with patio areas and timber shed. The open plan front garden has been block paved to provide off street parking for numerous cars and leads to the single garage.

GARAGE 11'10 x 8'6

With electric roller shutter door, power and lighting.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.









Ground Floor



Floor 1



Approximate total area⁽¹⁾
1500 ft²
139.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	83
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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