



**Brunel Close, TS24 0UF**  
**3 Bed - House - Detached**  
**£125,000**

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

**ROBINSONS**  
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**\*\*\* NO CHAIN INVOLVED \*\*\*** A modern three bedroom detached property occupying a pleasant set back position within a cul-de-sac on Brunel Close. The property has the benefit of gardens to three sides, parking and garage, whilst internally featuring a modern kitchen and upgraded shower room. The home further features uPVC double glazing, gas central heating and secure burglar alarm system. An ideal purchase for a first time buyer or family, with a layout that briefly comprises: entrance vestibule through to the spacious through lounge/dining room. The kitchen is fitted with units to base and wall level and includes a range of integrated appliances. To the first floor are three good sized bedrooms which are served by the modern upgraded shower room. Externally, the gardens should prove to be low maintenance, with two storage sheds included, the rear garden featuring artificial turf and patio areas. A driveway provides useful off street parking and leads to the garage.



## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, radiator with cover included, door to lounge.

### THROUGH LOUNGE/DINING ROOM

22'03 x 10'11 (6.78m x 3.33m)

A spacious through lounge/dining room which incorporates a uPVC double glazed window to the front aspect and double glazed patio doors to the rear garden, attractive solid oak flooring, dado rail, coving to ceiling, stairs to the first floor with fitted carpet, three radiators with covers included, television point, access to:

### KITCHEN

10'00 x 9'09 (3.05m x 2.97m)

Fitted with a modern range of units to base and wall level with brushed stainless steel rod handles and complementing 'marble' effect roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, tiling to splashback, built-in electric oven with four ring gas hob above, three speed extractor hood over, integrated fridge and separate freezer, recess for washing machine, recess for dryer, laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden.

## FIRST FLOOR

### LANDING

Storage cupboard, fitted carpet, panelling and spotlights to ceiling, access to:

### BEDROOM ONE

12'01 x 9'09 (3.68m x 2.97m)

A good sized master bedroom which benefits from built-in wardrobes, modern laminate flooring, uPVC double glazed window to the front aspect, picture rail, single radiator.

### BEDROOM TWO

10'00 x 9'09 (3.05m x 2.97m)

Built-in single wardrobe, modern laminate flooring, uPVC double glazed window to the rear aspect, hatch to part boarded and carpeted loft space ideal for storage purposes, dado rail, coving to ceiling.

### BEDROOM THREE

9'09 x 9'00 (2.97m x 2.74m)

uPVC double glazed window to the front aspect, modern laminate flooring, dado rail, coving to ceiling, single radiator.

### SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: double shower cubicle with chrome

frame, glass panelled sliding door and chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with vanity area above, PVC panelling to splashback with PVC panelling and inset spotighting to ceiling, uPVC double glazed window to the rear aspect, convector radiator.

### OUTSIDE

The property occupies a pleasant set back position within the cul-de-sa,c with a driveway providing useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to an enclosed side area ideal for storage purposes with timber storage sheds included. The enclosed rear garden incorporates patio and artificially turfed areas with fenced boundaries.

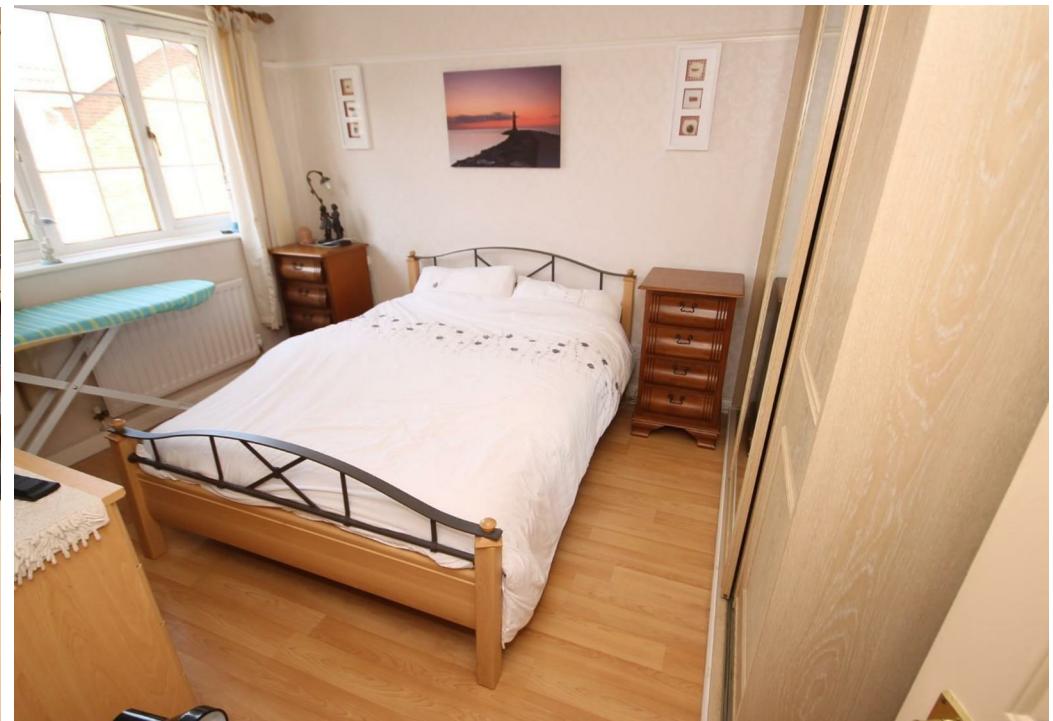
### GARAGE

16'00 x 8'02 (4.88m x 2.49m)

Accessed via an up and over door to the front, light, power points, Ideal Logic C30 boiler (installed 11/05/2020).

### 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.

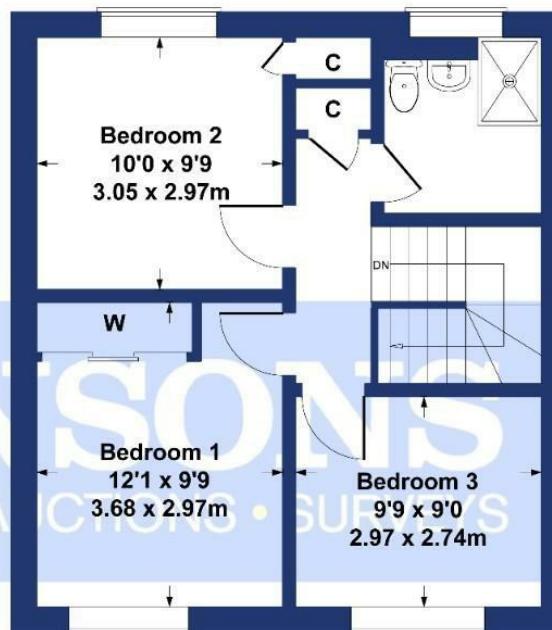
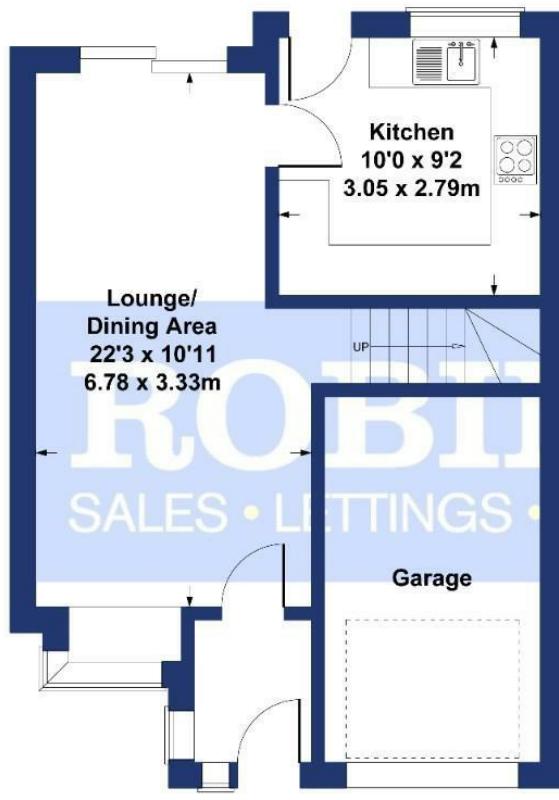




# Brunel Close

Approximate Gross Internal Area

987 sq ft - 92 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2019

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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