



**** WAS £200,000 ** BEAUTIFUL EXTENDED ACCOMMODATION **** A most impressive three bedroom detached property offering cleverly re-worked, enhanced and extended accommodation ideal for a variety of buyers. The home features two reception rooms, stunning open plan kitchen, beautiful refitted bathroom and modern refitted en-suite shower room. An internal viewing comes highly recommended, with modern accommodation further complemented by Worcester Greenstar gas central heating boiler (warranty until 2034) and uPVC double glazing. The deceptively spacious and well proportioned interior briefly comprises: entrance hall with recently added composite entrance door, stairs to the first floor and access to a useful ground floor cloakroom/WC. The generous lounge is located to the rear of the property and includes an attractive feature fire surround, electric fire and French doors to the rear garden, the bay fronted reception room is currently used as a dining room, whilst the stunning kitchen with dining area incorporates units to base and wall level with a range of integrated appliances and free standing cooking range. To the first floor are three good sized bedrooms, the master with fitted wardrobes and en suite shower room, bedrooms two and three are served by the beautiful refitted bathroom. Externally is a low maintenance front garden, (recently laid with a new resin drive providing off street parking) the enclosed rear garden benefiting from a delightful decked patio area ideal for entertaining.

Thornbury Close, Hartlepool, TS27 3RA

3 Bedroom - House - Detached

£195,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, inset spotlighting to ceiling, useful under stairs storage cupboard, single radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite comprising: wash hand basin with chrome dual taps, attractive white 'brick' style tiling to splashback and vanity cabinet below, low level WC, modern laminate flooring, uPVC double glazed window to the front aspect, single radiator.

REAR LOUNGE

16'4 x 8'2 (4.98m x 2.49m)

A generous family lounge which features an attractive feature fire surround incorporating an inset cast iron 'coal' effect electric fire, granite base, feature bay incorporating uPVC double glazed French doors with matching side panels and two uPVC double glazed windows, fitted carpet, coving to ceiling, television point, single radiator, additional double radiator.

DINING ROOM/ADDITIONAL RECEPTION ROOM

17'5 x 11'4 (5.31m x 3.45m)

Offering a variety of uses, with uPVC double glazed bay window to the front aspect, modern laminate flooring, coving to ceiling, television point, double radiator.

KITCHEN/DINING ROOM

16'1 x 11'10 narrowing to 8'2 (4.90m x 3.61m narrowing to 2.49m)

A spacious kitchen/dining room incorporating a stunning range of cream units to base and wall level with beautiful granite working surfaces incorporating an inset Franke ceramic sink unit with chrome mixer tap, recess for dual fuel cooking range with five ring gas hob and large oven, attractive tiling to splashback, canopy above housing extractor fan, integrated appliances including dishwasher, washing machine, fridge/freezer and eye level microwave, matching five drawer units to base level, matching glass fronted display cabinets to eye level, down lighting to eye level units, uPVC double glazed windows to the front and rear aspects allowing a good degree of natural light, uPVC double glazed door to the rear garden, coving to ceiling, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, storage cupboard with hot water tank, additional storage cupboard, spindles and newel post.

BEDROOM 1

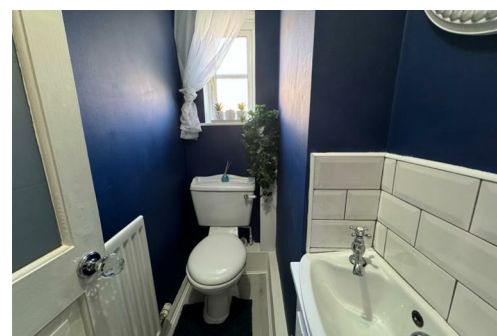
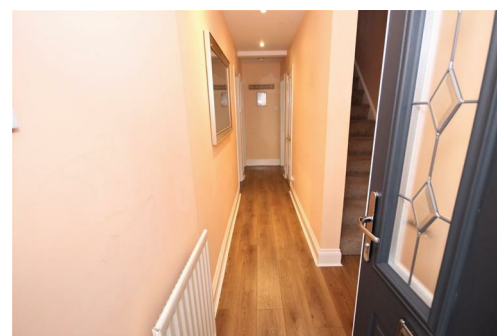
16'4 x 8'7 (4.98m x 2.62m)

An attractively presented master bedroom with uPVC double glazed windows to the front and rear aspects offering a good degree of natural light, fitted carpet, mirror fronted sliding wardrobes, coving and inset spotlighting to ceiling, single radiator, additional double radiator, access to:

EN SUITE SHOWER ROOM/WC

6'3 x 5'6 (1.91m x 1.68m)

Refitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, wall mounted wash hand basin with chrome mixer tap and vanity drawers below, close coupled WC, 'marble' style PVC panelling to splashback areas, laminate flooring, fitted extractor fan, modern vertical panelled radiator, uPVC double glazed window to the rear aspect.



BEDROOM 2

13'11 x 8'4 (4.24m x 2.54m)

A good sized second bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM 3

10'4 x 9'6 (3.15m x 2.90m)

uPVC double glazed window to the rear aspect, fitted carpet, double radiator.

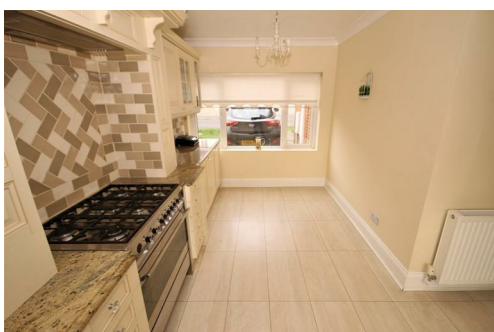
BATHROOM/WC

6'5 x 6'1 (1.96m x 1.85m)

A beautiful family bathroom featuring a three piece white suite and chrome fittings comprising: free standing roll-top bath with chrome mixer tap over, pedestal wash hand basin with chrome mixer tap, close coupled WC, impressive tiling to splashback, vinyl click flooring, modern wall mounted vertical panelled radiator, fitted extractor fan, uPVC double glazed window to the front aspect.

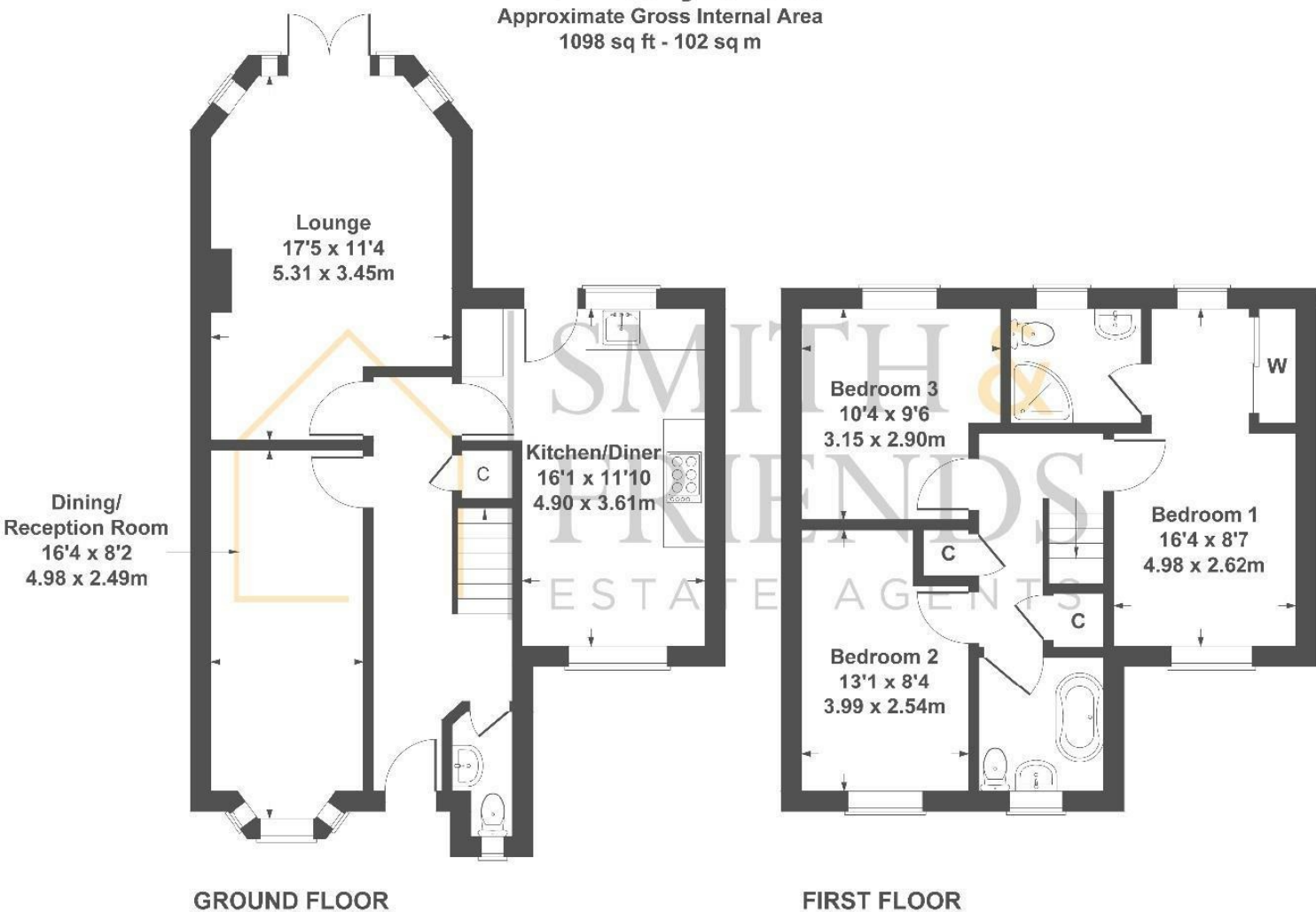
OUTSIDE

The property features a low maintenance front garden with a new resin driveway providing off street parking. A gate to the side of the property leads through to the enclosed rear garden which features pebbled, lawned and decked patio areas ideal for entertaining with fenced boundaries.



Thornbury Close

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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