

Millston Close, Naisberry Park, TS26 0PX
3 Bed - House - Detached
£300,000

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

SMITH & FRIENDS
ESTATE AGENTS

Millston Close
Naisberry Park, Hartlepool, TS26 0PX





*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** BEAUTIFULLY EXTENDED ***

Set back in a quiet cul-de-sac on Millston Close, this rarely available three bedroom detached home has been extended and beautifully upgraded. The generous rear extension creates an impressive open plan kitchen, dining and family room, with bi-fold doors opening onto the landscaped garden. Tasteful décor and modern fittings complement the accommodation, which benefits from gas central heating, upgraded radiators, upgraded internal doors and uPVC double glazing.

The entrance hall leads to a guest WC and the bay fronted lounge that flows directly into the open plan living space. The kitchen area features an impressive range of units, matching island, granite top and integrated appliances. The seating and dining area enjoy a high degree of natural light with roof lantern, bi-fold doors and feature windows. A separate utility room completes the ground floor and includes a dedicated dog shower and a door to the side of the property. To the first floor there are three well proportioned bedrooms which are served by a stylish refitted family bathroom, incorporating a four piece suite and brushed rose gold fittings.

Outside, a low maintenance front garden sits alongside the driveway and attached garage. The generous, recently landscaped gardens extend to the side and rear, offering plenty of space for entertaining, with a large tiled patio and pebbled border. Millston Close is located in a popular and established part of Naisberry Park with easy access to schools and amenities. An Internal viewing is recommended to appreciate the quality of finish, space, location and position on offer.







































GROUND FLOOR

ENTRANCE HALL
11'9 x 4'5 (3.58m x 1.35m)
Accessed via double glazed composite entrance door, fitted with attractive LVT herringbone-style flooring, turned staircase to the first floor with fitted carpet, attractive beading and dado rail to walls, upgraded internal doors, modern panelled radiator.

GUEST CLOAKROOM/WC
5' x 3'8 (1.52m x 1.12m)
Refitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with central mixer tap, concealed WC with dual flush and vanity area above, panelling and dado to walls, uPVC double glazed window to the front aspect, chrome heated towel radiator.

FRONT LOUNGE
15'10 x 10'7 (4.83m x 3.23m)
A spacious family lounge which incorporates a modern inset remote controlled electric fire and TV recess, uPVC double glazed bay window to the front aspect, deep coving to ceiling, fitted carpet, convector radiator, glazed bi-folding doors through to the open plan kitchen/diner/family room.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN/BREAKFAST AREA
11'1 x 18'9 (3.38m x 5.72m)
Fitted with a beautiful range of floor to ceiling units with separate island incorporating a contrasting unit with granite top, inset sink with gold mixer tap, built-in induction hob with extractor, concealed power points, integrated fridge and freezer, integrated dishwasher, built-in double oven, attractive LVT herringbone-style flooring, inset spotlighting to the ceiling, two modern vertical panelled radiators.

SEATING/DINING AREA
12'3 x 18'9 (3.73m x 5.72m)
Offering an enviable space for entertaining, with bi-fold doors opening to the rear patio, four uPVC double glazed three quarter windows, matching flooring, roof lantern, inset spotlighting, panelled radiator.

UTILITY ROOM
7'8 x 7'9 (2.34m x 2.36m)
Matching units and granite worktop, concealed space for washing machine, dedicated dog shower, matching flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect.

FIRST FLOOR

LANDING
Accessed via turned staircase with coved ceiling, fitted carpet, hatch to loft space, built-in storage cupboard, upgraded internal doors to all rooms.

BEDROOM ONE
12'9 x 10'8 (3.89m x 3.25m)
A good size master bedroom with attractive beading and dado rail to one wall, built-in wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, inset spotlighting, panelled radiator.

BEDROOM TWO
9'9 x 8'10 (2.97m x 2.69m)
uPVC double glazed window to the rear aspect, attractive beading and dado rail to one wall, open wardrobe, fitted carpet, modern vertical radiator.

BEDROOM THREE
8'4 x 8'10 (2.54m x 2.69m)
Currently used as a dressing room with uPVC double glazed window to the front aspect, fitted carpet, modern panelled radiator.

FAMILY BATHROOM/WC
5'7 x 9'7 (1.70m x 2.92m)
Fitted with a modern four piece suite and rose gold fittings comprising: free standing bath with mixer tap and vanity area over, shower enclosure with glass screen, overhead shower and separate attachment, basin with central mixer tap, close coupled WC, modern panelling to walls and ceiling, uPVC double glazed window to the rear aspect, rose gold towel radiator.

EXTERNALLY
The property features a low maintenance front garden which is part lawned, with a driveway providing useful off street parking. A block paved side area leads through to the generous enclosed rear and side gardens with an extensive patio area, part slate border, fenced boundaries and further area ideal for a lawn or artificial turf.

SINGLE GARAGE
17'5 x 8'9 (5.31m x 2.67m)
Accessed via roller door to the front, lighting, power points and overhead storage.

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.

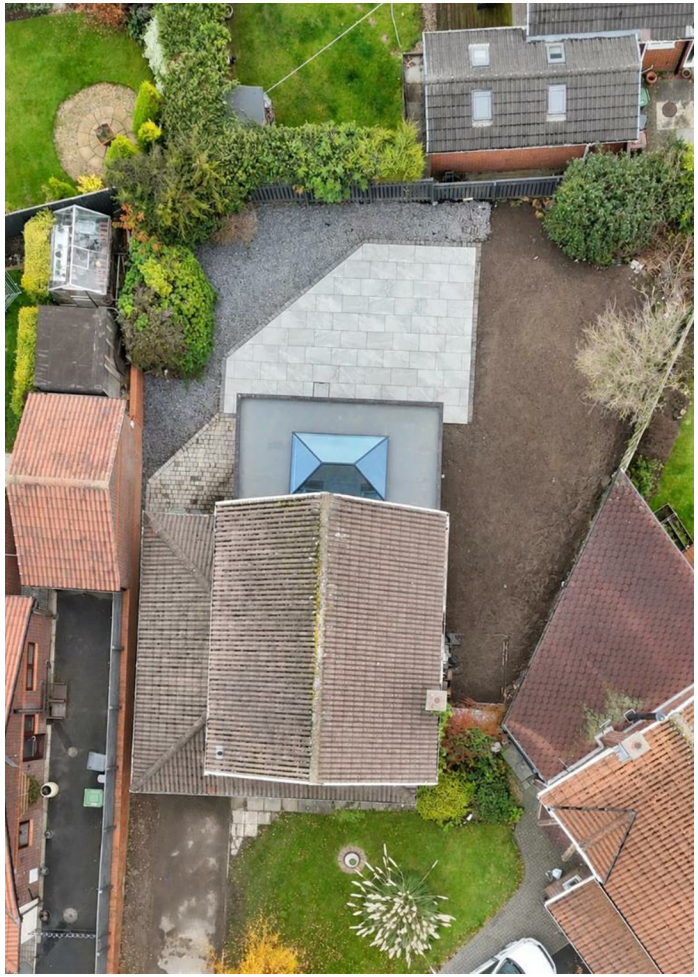






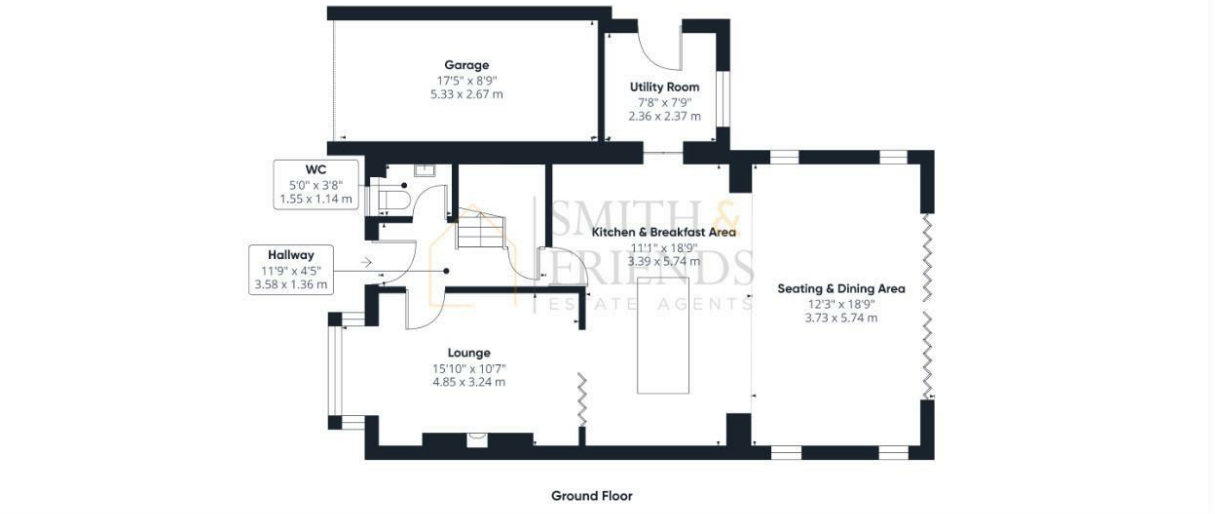














Approximate total area(1)

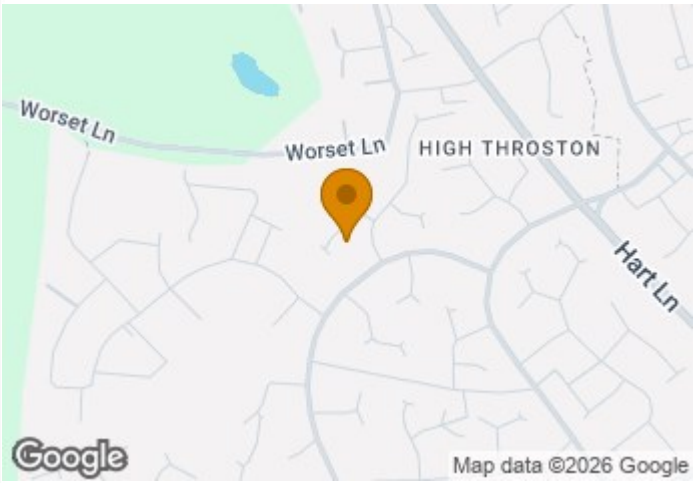
1324 ft²

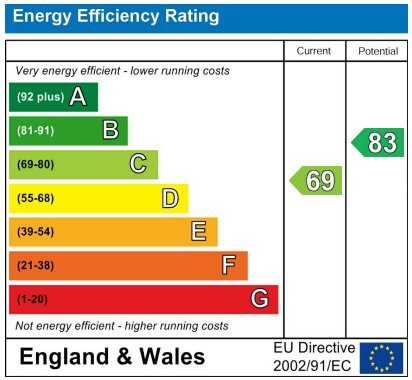
123.1 m²

(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.

GIRAFFE360





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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS