



Fulbeck Close, Fulford Grange, TS25 5TU  
3 Bed - House - Detached  
£179,950

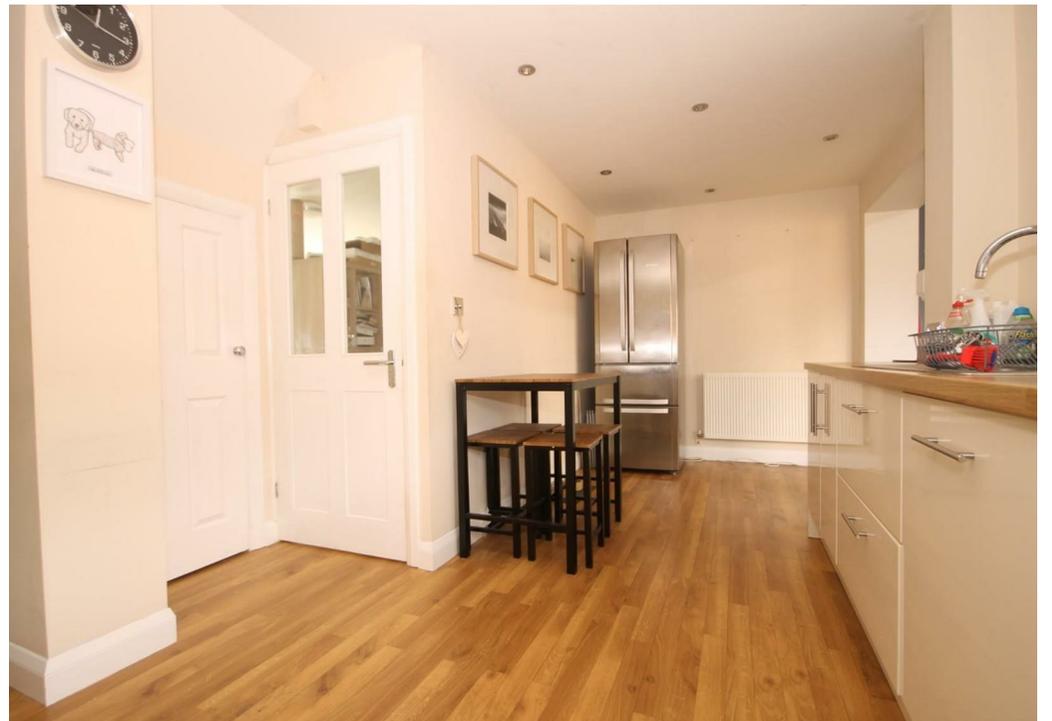
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# Fulbeck Close

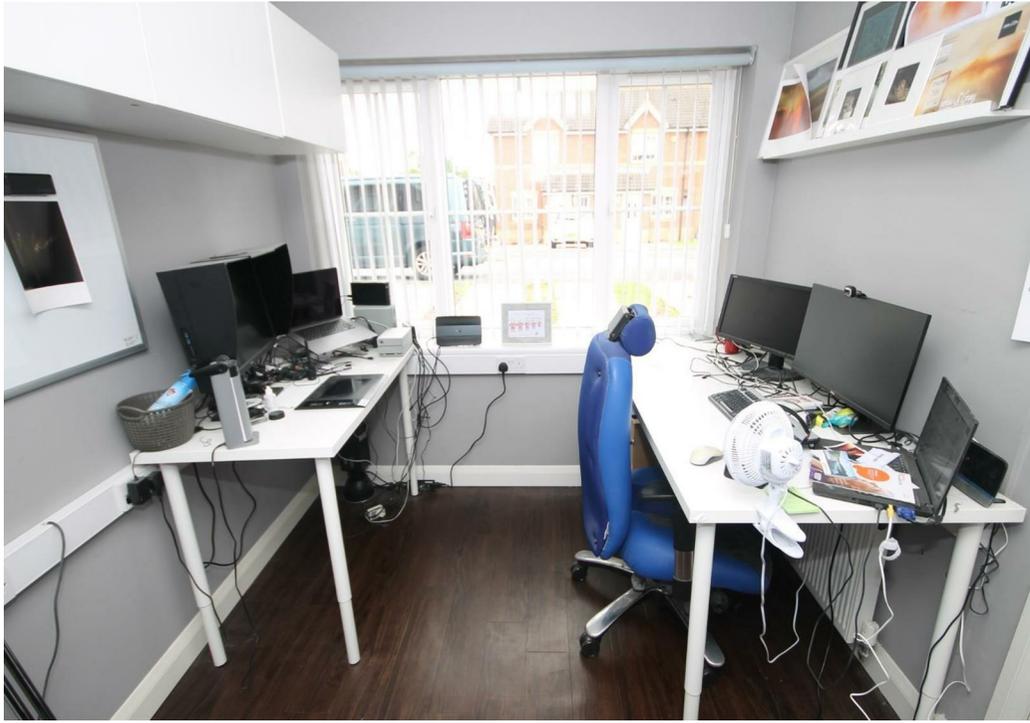
## Fulford Grange, TS25 5TU

\*\*\* EARLY VIEWING RECOMMENDED \*\*\* A beautiful three bedroom detached property which features extended, reworked and upgraded accommodation ideal for family requirements. The versatile ground floor layout incorporates a useful converted garage/home office ideal for those working from home, whilst also featuring a superb garden room extension and modern refitted kitchen with separate utility area. Other pleasing features include gas central heating, uPVC double glazing and useful off street parking. The full layout comprises: entrance vestibule with stairs to the first floor and access to the converted garage, the lounge leads through to the superb kitchen/diner which includes a range of appliances, with a useful utility leading to the ground floor WC. To the first floor are three bedrooms, the master with fitted wardrobes and ensuite shower room, the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden, with a driveway providing useful off street parking. The enclosed rear garden incorporates a large decked patio area ideal for entertaining.











## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted with attractive Kardean flooring, stairs to the first floor with fitted carpet.

### STUDY/HOME OFFICE 11'3 x 7'9 (3.43m x 2.36m)

Offering a variety of uses and currently used as a home office with uPVC double glazed window to the front aspect, attractive flooring, convector radiator.

### LOUNGE 14'10 9'9 (4.52m x 2.97m)

Fitted with attractive Kardean flooring, uPVC double glazed window to the front aspect, coving to ceiling, convector radiator.

### KITCHEN/DINING ROOM 21'9 x 9'1 (6.63m x 2.77m)

Modern cream gloss units to base and wall level with brushed stainless steel handles and complementing worktops incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess with free standing cooking range included, clear glass splashback, extractor hood over, integrated fridge/freezer, integrated dishwasher, eye level integrated microwave, attractive Kardean flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, convector radiator, access to garden room and utility area

### UTILITY AREA 6'2 x 4'2 (1.88m x 1.27m)

Matching eye level units with fitted worktop and space below for appliances including plumbing for washing machine and space for dryer, fitted with attractive Kardean flooring, access to ground floor WC.

### GROUND FLOOR WC

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss cabinets below, close coupled WC, attractive Kardean flooring, extractor fan, spotlighting to ceiling, convector radiator.

### GARDEN ROOM EXTENSION 12'7 x 11'10 (3.84m x 3.61m)

A beautiful garden room extension with uPVC double glazed French doors that open to the rear garden, uPVC double glazed window to the rear aspect, two double glazed 'Velux' style windows, wall mounted television point, inset spotlighting to ceiling, convector radiator.

### FIRST FLOOR: LANDING

Fitted carpet, storage cupboard and hatch to loft space.

### BEDROOM ONE 9'9 x 10'10 (2.97m x 3.30m)

A good sized master bedroom incorporating fitted wardrobes, bed recess with overhead storage space and matching bedside cabinets, uPVC double glazed window to the front aspect, fitted carpet, single radiator, passage with mirror fronted sliding wardrobes and access to the en-suite shower room.

### EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with chrome shower, wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiling and panelling to splashback areas, spotlighting, extractor fan, uPVC double glazed window to the front aspect, convector radiator.

### BEDROOM TWO 9'7 x 8'9 (2.92m x 2.67m)

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

### BEDROOM THREE 6'5 x 9'5 (1.96m x 2.87m)

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

### BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, tiled splashback, uPVC double glazed window to the rear aspect, single radiator.

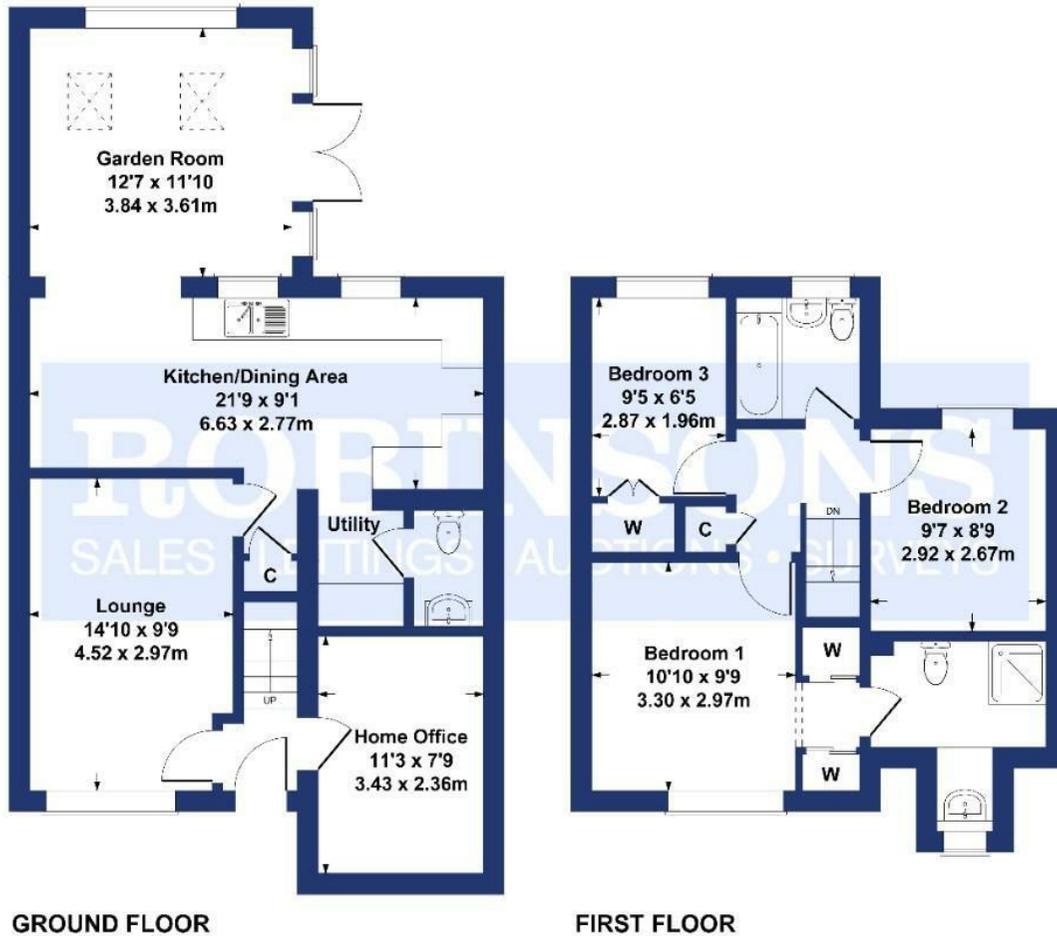
### OUTSIDE

Externally is a low maintenance front garden with a driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden with lawn and the recent addition of a large decked patio. A useful timber storage shed to the side of the property is included.



# Fulbeck Close

Approximate Gross Internal Area  
1148 sq ft - 107 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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