



Glenston Close, Naisberry Park, TS26 0PD
4 Bed - House - Detached
£265,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Glenston Close

Naisberry Park TS26 0PD

A rarely available FOUR BEDROOM detached property occupying a pleasant position on Glenston Close in the popular Naisberry Park area of Hartlepool. The home offers spacious and well proportioned accommodation enhanced by a generous conservatory extension to the rear. An ideal purchase for family requirements with an internal viewing recommended to appreciate the potential offer. The accommodation is complemented by a recently upgraded en-suite shower room, whilst further benefits include gas central heating, uPVC double glazing and secure burglar alarm system. With a set back position and generous block paved driveway, there is ample off street parking in front of the integral double garage, on entering the property the entrance porch incorporates double doors to the hallway with stairs to the first floor and access to a useful ground floor cloakroom/WC. The generous open plan lounge/dining room features patio doors to the conservatory extension, the kitchen/breakfast room is fitted with units to base and wall level with space for free standing appliances. The conservatory allows a pleasant transition between the home and garden. To the first floor are four good sized bedrooms, the master with access to a modern en-suite shower room, the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden, whilst the pleasant enclosed rear garden is well stocked with lawn and established borders. A useful workshop can be accessed via the rear garden and via the double garage.











ENTRANCE PORCH 5'06 x 5'03 (1.68m x 1.60m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, single radiator, double doors to the entrance hall.

ENTRANCE HALL

Oak staircase to the first floor, upgraded internal doors, single radiator access to:

CLOAKROOM/WC

Fitted with a two piece suite comprising: pedestal wash hand basin with chrome dual taps, low level WC, part tiled walls and tiled flooring, chrome heated towel radiator.

OPEN PLAN LOUNGE/DINING ROOM 24'10" x 11'09

A generous open plan lounge/dining room with a uPVC double glazed bow window to the front aspect, gas fire, dado rail, coved ceiling, two single radiators, uPVC double glazed patio doors to the conservatory extension.

CONSERVATORY 15'08 x 11'03 (4.78m x 3.43m)

Offering a pleasant transition between the home and garden with uPVC double glazed French doors, tiled flooring, electric fanlight, convector radiator.

KITCHEN/BREAKFAST ROOM 16'05 x 9'10 (5.00m x 3.00m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for freestanding cooker with extractor hood over, tiling to splashback, space for free standing fridge freezer, concealed space with plumbing for automatic washing machine, uPVC double glazed window to the rear, tiled flooring, dining area with single radiator and uPVC double glazed French doors which open to the conservatory.

FIRST FLOOR: LANDING

Upgraded internal doors to each room, useful storage cupboard with Baxi Duo Tec boiler, hatch to loft space.

BEDROOM 1 12'11 x 10'01 (3.94m x 3.07m)

A good sized master bedroom with uPVC double glazed window overlooking the rear garden, electric fanlight, single radiator, access to the en-suite show room.

EN-SUITE 7'07 x 4'09 (2.31m x 1.45m)

Upgraded with a modern three piece suite and chrome fittings, comprising double shower with chrome overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, PVC panelling and inset spotlighting to ceiling, chrome heated towel radiator, uPVC double glazed window to the side aspect.

BEDROOM 2 12'00 x 11'05 (3.66m x 3.48m)

uPVC double glazed window to the front aspect, coved ceiling, single radiator.

BEDROOM 3 13'03 x 8'10 (4.04m x 2.69m)

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

BEDROOM 4 12'08 x 8'05 (3.86m x 2.57m)

Built-in wardrobes, storage cupboard, uPVC double glazed window to the front aspect, single radiator.

BATHROOM 8'04 x 8'04 (2.54m x 2.54m)

Fitted with a three piece suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, tiled flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

OUTSIDE

The property occupies a pleasant set back position with a low maintenance part lawned front garden, established border and generous block paved driveway affording ample off street parking, whilst leading to the integral double garage. A gate to the side of the property leads through to a private enclosed rear garden with patio, lawned area and well established border. A useful timber storage shed is included in the asking price. The attached workshop can be accessed via both the rear garden and a door from the integral garage.

INTEGRAL DOUBLE GARAGE 18 x 16'05 (5.49m x 5.00m)

Accessed via twin up and over doors to the front, integral door from entrance porch, fitted workbench, electric lighting and power points.

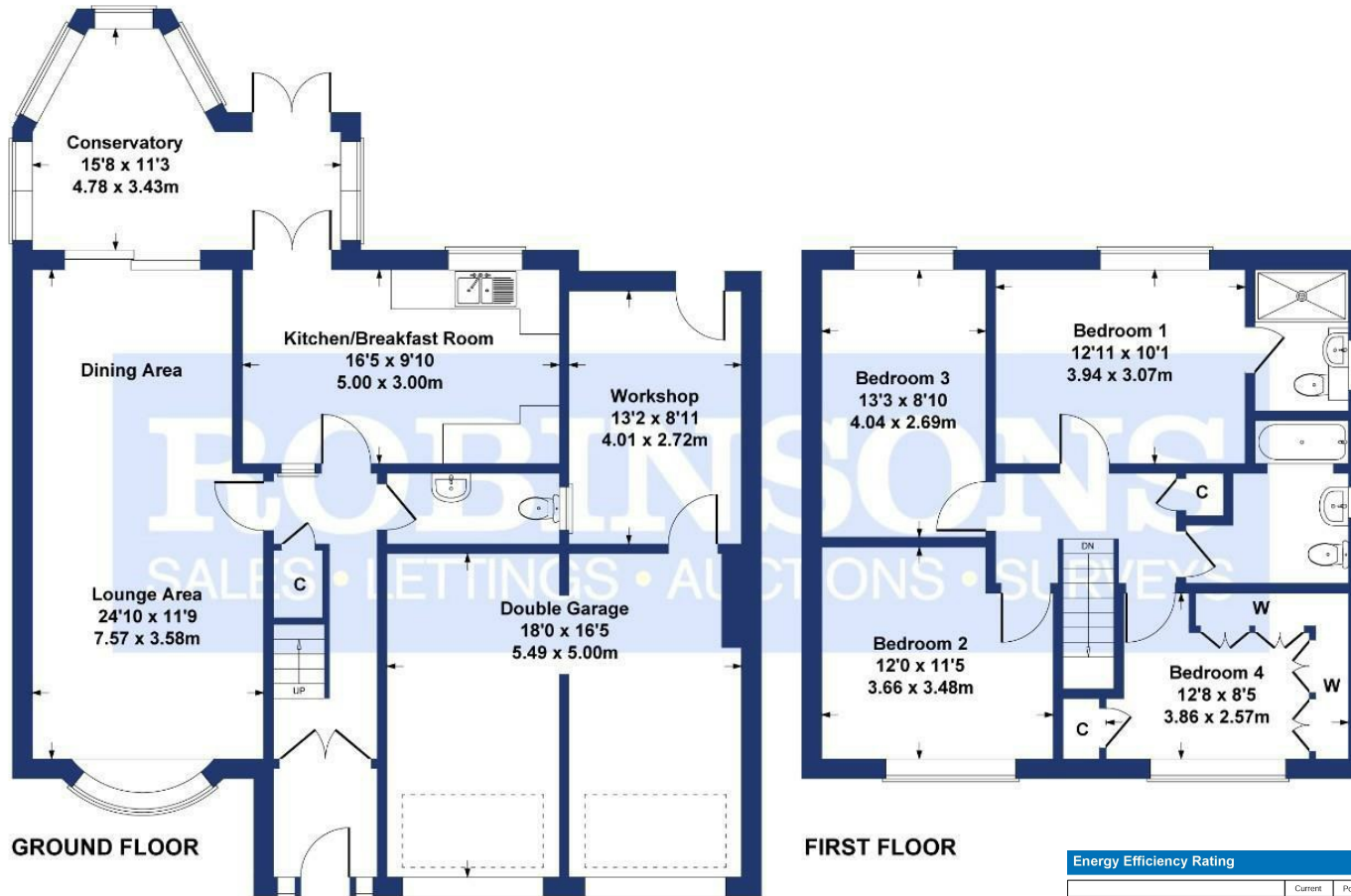
WORKSHOP 13'02 x 8'11 (4.01m x 2.72m)

Door from the rear garden, integral door from the double garage.



Glenston Close

Approximate Gross Internal Area
1843 sq ft - 171 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

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



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk

