



Caistor Drive, Fens, TS25 2QG
3 Bed - House - Semi-Detached
£220,000

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



Caistor Drive Fens, Hartlepool, TS25 2QG

A stunning three bedroom semi-detached property occupying a prime position on Caistor Drive in a popular part of the Fens Estate. The home offers beautifully refurbished and upgraded accommodation, with a superb open plan kitchen/diner/sitting room and impressive refitted shower room. An ideal purchase for a first time buyer or young family, with a generous rear garden and ample off street parking. The accommodation features quality flooring, neutral decoration and upgraded internal doors, whilst further benefits include re-wiring, gas central heating and uPVC double glazing throughout. The home is offered with NO CHAIN INVOLVED.

The ground floor layout and features include: inviting entrance hall with stairs to the first floor, front lounge with wall mounted television point and shelved display area, stunning open plan kitchen/diner/sitting room, incorporating bespoke units with a range of integrated appliances, beautiful worktops, contrasting island and breakfast bar area. To the first floor are three bedrooms, with extra space given to allow a generous master bedroom, they are served by an impressive shower room featuring a three piece suite with a range of gold fittings and attractive tiling.

Externally the property is approached by a block paved front, allowing useful off street parking which continues alongside the property. The addition of a custom porch canopy to the front further adds to the home's undoubted curb appeal. The generous rear garden includes a large tiled patio and extensive lawn. Caistor Drive is located off Truro Drive within close proximity of amenities, transport links and close to Fens Primary School. A show home worthy property with an internal viewing highly recommended.











GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with uPVC double glazed side screen, fitted with attractive 'parquet' style oak flooring, modern black spindled stairs to the first floor with complementing runner, upgraded internal doors with clear glass allowing a high degree of natural light, convactor radiator.

FRONT LOUNGE

10'10 x 12'5 (3.30m x 3.78m)

Large uPVC double glazed window to the front aspect, shelved display area with lighting, wall mounted television point, fitted carpet, convactor radiator.

OPEN PLAN KITCHEN/DINER/SITTING ROOM

18'6 x 14'4 (5.64m x 4.37m)

KITCHEN AREA

Fitted with a stunning range of bespoke units to base and wall level in dove grey with contrasting island and complementing worktops with matching splashback, inset sink with modern mixer tap, built-in electric oven with matching microwave oven above, integrated fridge and freezer, integrated washing machine and dishwasher, cleverly concealed pantry area with twin drawers, matching worktop ideal for kitchen appliances, two double sockets and lighting, concealed waste bin, uPVC double glazed French doors to the rear garden, inset spotlighting to ceiling. The island further incorporates a four ring touch hob with extractor over, storage and breakfast bar area.

SEATING/DINING AREA

Matching 'parquet' style oak flooring, uPVC double glazed feature window to the rear, modern Anthracite vertical radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, modern black spindles, upgraded internal doors.

BEDROOM ONE

11'2 x 14'3 (3.40m x 4.34m)

A generous master bedroom with large uPVC double glazed window to the front aspect, fitted carpet, convactor radiator.

BEDROOM TWO

11'3 x 10'3 (3.43m x 3.12m)

A good size second bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, convactor radiator.

BEDROOM THREE

7'2 x 8'8 (2.18m x 2.64m)

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

SHOWER ROOM/WC

7'1 x 8'5 (2.16m x 2.57m)

Fitted with an impressive three piece suite and gold fittings comprising: double shower cubicle with glass panelled sliding door, overhead shower and separate attachment, 'floating' vanity unit with inset basin and mixer tap, WC, attractive 'marble' style tiled splashback being full height to shower level, matching tiled flooring, heated towel radiator, uPVC double glazed window to the rear aspect,

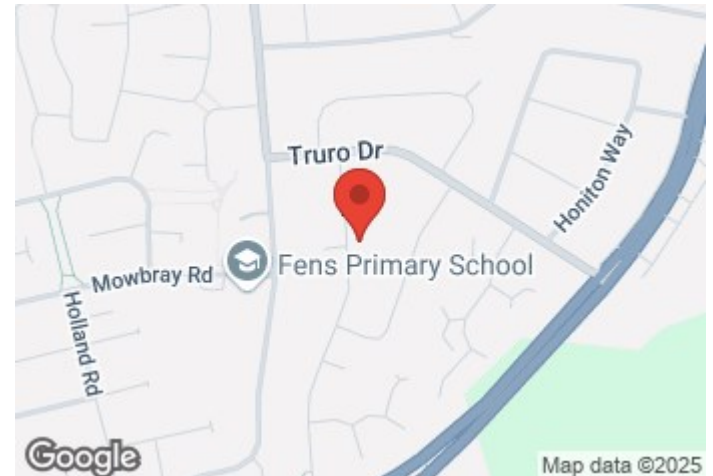
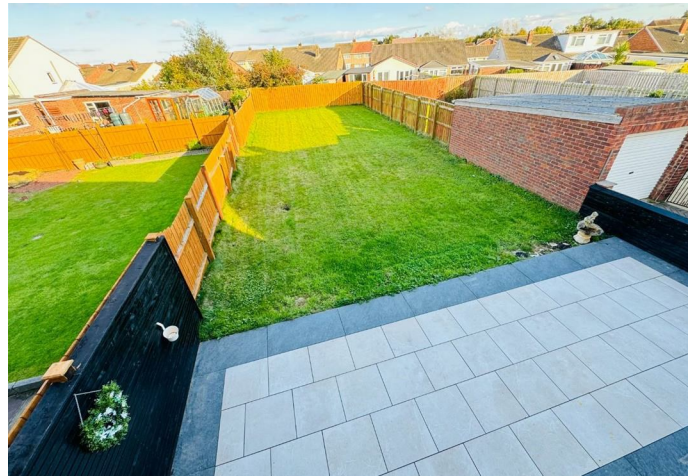
EXTERNALLY

Externally is a low maintenance block paved front, allowing useful off street parking with a small raised flower bed and the recent addition of a custom porch canopy to the front with downlighting; double wrought iron gates open to a further block paved area to the side of the property. The generous rear garden includes a large tiled patio and extensive lawn with fenced boundaries, security light and gated access to the side.

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.







Ground Floor



Floor 1

Approximate total area⁸

856.05 ft²
79.53 m²

Reduced headroom

39.4 ft²
0.34 m²

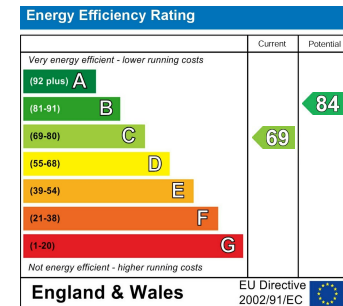
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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.

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