



Fulbeck Close, Fulford Grange, TS25 5TU
3 Bed - House - Detached
Offers In The Region Of £195,000

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

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Fulbeck Close Fulford Grange, TS25 5TU

REDUCED FROM £210,000A most impressive three bedroom detached property occupying a pleasant position on Fulbeck Close with landscaped WEST FACING REAR GARDEN. The home was originally built by Yuill Homes to the popular 'York' style and has since been extended, altered and enhanced to incorporate THREE RECEPTION AREAS including the converted garage and garden room/conservatory. An ideal purchase for family requirements, with further benefits including a beautiful upgraded kitchen and superb refitted family bathroom. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to the converted garage which is used as a sitting room/study, the through lounge/dining room gives access to both the kitchen and garden room/conservatory extension. The kitchen is fitted with modern gloss units to base and wall level and includes a range of integrated appliances. A useful utility room and guest cloakroom/WC complete the ground floor. To the first floor are three bedrooms, the master bedroom benefitting from mirrored wardrobes and a good size en-suite shower room, bedrooms two and three are served by the family bathroom which incorporates a three piece white suite with free standing bath. Externally is a low maintenance front garden with a driveway providing useful off street parking. The enclosed rear garden has lawn and patio areas, whilst enjoying a westerly aspect meaning it should prove to be a suntrap in the summer months. Fulbeck Close forms part of the Fulford Grange development off Brierton Lane.











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, access to:

STUDY/SITTING ROOM 17' x 7'10 (5.18m x 2.39m)

uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting above study area, convector radiator.

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA 14'10 x 9'11 (4.52m x 3.02m)

uPVC double glazed window to the front aspect, fitted carpet, television point, single radiator, access to:

DINING AREA 7'10 x 7'6 (2.39m x 2.29m)

uPVC double glazed French doors to the garden room/conservatory extension, fitted carpet, single radiator.

GARDEN ROOM/CONSERVATORY 14'10 x 8'8 (4.52m x 2.64m)

Currently used as an additional sitting area with uPVC double glazed windows and uPVC double glazed French doors which open to the rear garden, modern laminate flooring, inset spotlighting to ceiling, power points.

KITCHEN 10'6 x 9'2 (3.20m x 2.79m)

Fitted with a beautiful range of high gloss units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern spray mixer tap, pelmet above with central glass fronted display cabinet and downlighting, built-in electric double oven with matching microwave above, separate four ring gas hob with extractor hood over, integrated fridge/freezer to adjacent wall, additional integrated freezer, attractive black 'brick' style tiling to splashback, wine rack to base level, two uPVC double glazed windows looking out to the rear garden, modern wall mounted vertical radiator, built-in storage cupboard, access to utility room.

UTILITY ROOM 5'2 x 3'5 (1.57m x 1.04m)

Fitted worktop with space and plumbing below for washing machine, tiling to splashback, wall mounted Baxi gas central heating boiler, double glazed side door, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps and tiled splashback, low level WC, uPVC double glazed window to the side aspect, single radiator.



FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM 1 10'10 x 9'10 (3.30m x 3.00m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, single radiator, ceiling fan, archway with 'his & hers' mirror fronted sliding wardrobes leading to the en suite shower room.

EN SUITE SHOWER ROOM/WC

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

BEDROOM 2 9'7 x 8'9 (2.92m x 2.67m)

uPVC double glazed window overlooking the rear garden, fitted carpet, double radiator.

BEDROOM 3 9'6 x 6'5 (2.90m x 1.96m)

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BATHROOM/WC

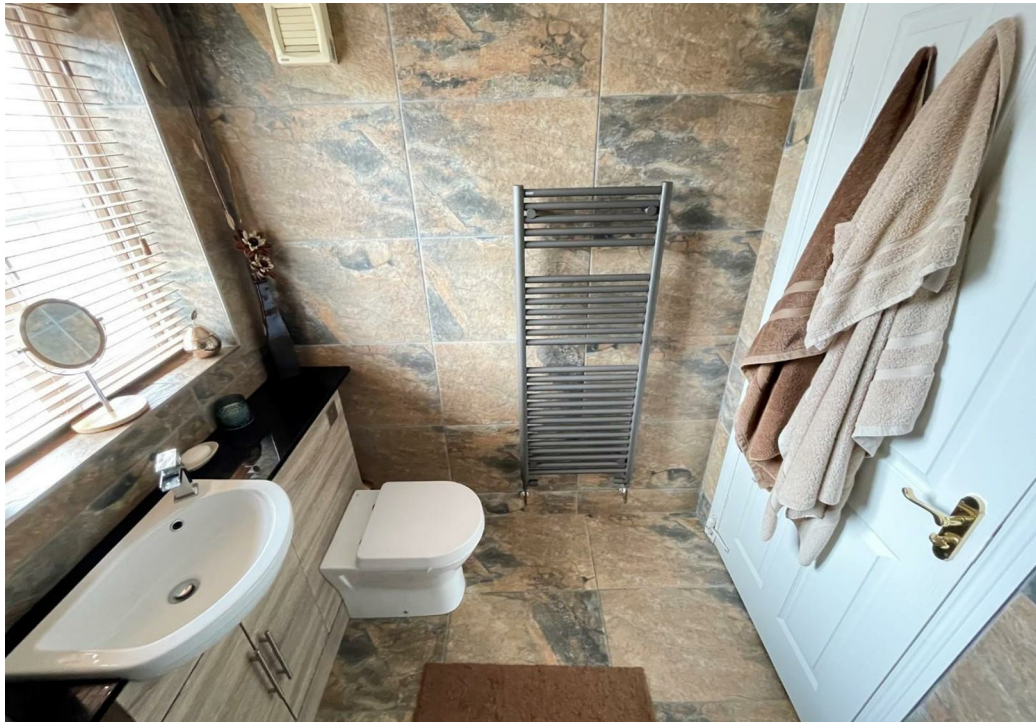
Fitted with a modern three piece white suite and chrome fittings comprising: free standing bath with chrome mixer tap over and shower attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, heated towel radiator, uPVC double glazed window to the rear aspect, fitted extractor fan.

OUTSIDE

The property features a low maintenance, open plan lawned front garden with pebbled area and paved driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which enjoys a westerly aspect and should prove to be a suntrap in the summer months with lawn, attractive patio area, fenced boundaries and useful storage shed included.

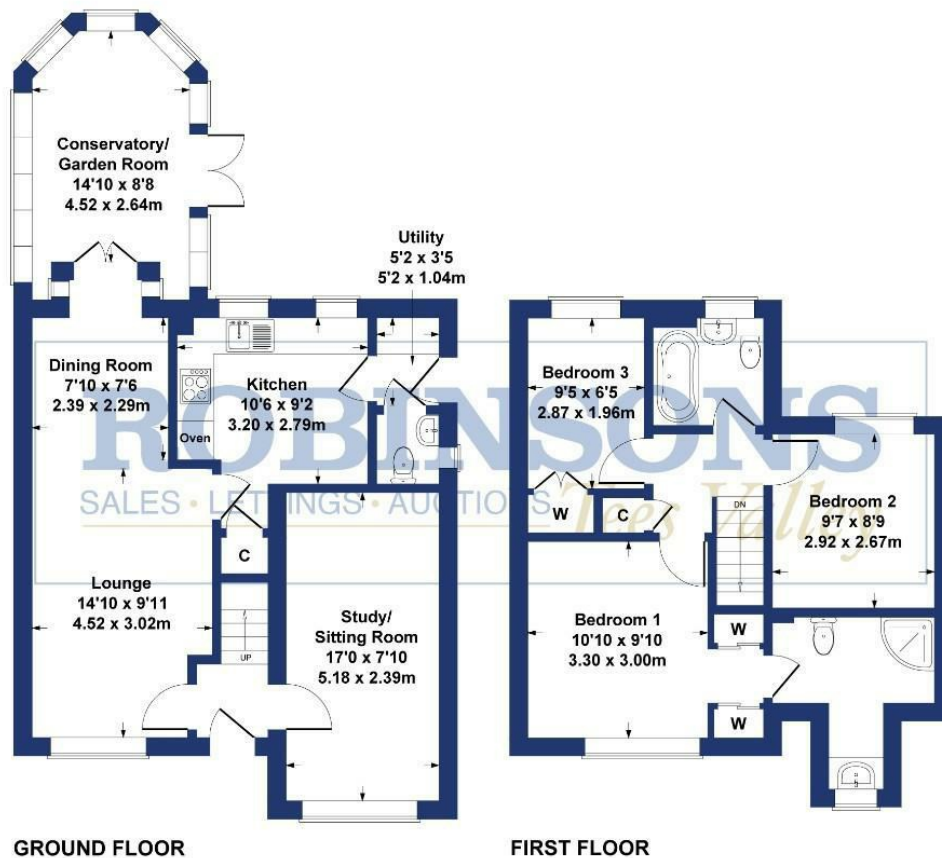
NB

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.



Fulbeck Close

Approximate Gross Internal Area
1134 sq ft - 105 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022



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.

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