



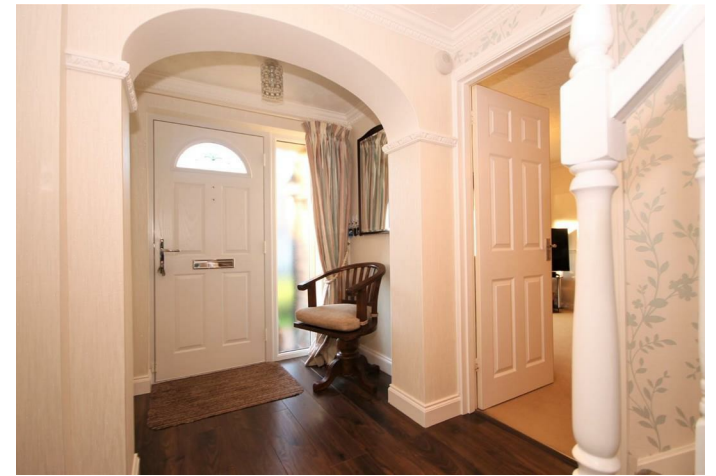
Millston Close, Naisberry Park, TS26 0PX
4 Bed - House - Detached
£335,000

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

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SALES • LETTINGS • AUCTIONS *Tees Valley*

Millston Close Naisberry Park, TS26 0PX

A stunning larger style four bedroom detached property offering beautifully EXTENDED ACCOMMODATION that features three reception areas, four bedrooms and a number of recent upgrades. An ideal purchase for family requirements with immaculately presented accommodation which is further complemented by a superb upgraded kitchen and luxuriously refitted en-suite shower room. A credit to its current owner, with further benefits including gas central heating, uPVC double glazing and secure burglar alarm system. The internal layout comprises: inviting entrance hall with stairs to the first floor and access to the refitted ground floor cloakroom/WC, the generous bay fronted lounge includes a feature fire surround and gas fire, the kitchen/breakfast room incorporates modern high gloss units to base and wall level and includes a range of integrated appliances, a useful utility room features matching units and a door to the garden. The separate dining room leads through to the beautiful garden room extension which is currently used as an additional sitting room with bi-fold doors opening to the rear garden. To the first floor are four good sized bedrooms, the master with quality fitted wardrobes and access to the en-suite shower room, the remaining bedrooms are served by the family bathroom. Externally is an open plan front garden with a double width block paved driveway providing useful off street parking, whilst leading to the DOUBLE GARAGE. The pleasant enclosed rear garden enjoys a high degree of privacy and features lawn and patio areas.













ENTRANCE HALL

Accessed via upgraded composite entrance door with uPVC double glazed side screen, attractive laminate flooring, feature archway, spindled staircase to the first floor with useful under stairs storage cupboard, single radiator, access to:

GROUND FLOOR CLOAKROOM/WC

Refitted with a beautiful two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiling to splashback and flooring, fitted extractor fan, inset spotlighting to ceiling, chrome heated towel radiator.

LOUNGE 20'4 into bay x 11'8 (6.20m into bay x 3.56m)

A generous family lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with 'marble' style back and base, inset gas fire, fitted carpet, coving to ceiling, television point, double radiator, additional single radiator.

KITCHEN/BREAKFAST ROOM 16'5 x 9'11 (5.00m x 3.02m)

Upgraded with a modern range of high gloss units to base and wall level with complementing roll-top work surfaces and matching splashback incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, downlighting to eye level units, integrated dishwasher, recess for wine cooler, three drawer unit to base level, uPVC triple glazed window to the rear aspect, additional feature window to the breakfast area, laminate flooring, modern wall mounted vertical radiator, double doors into dining room, access to utility.

UTILITY ROOM 8'6 x 5'11 (2.59m x 1.80m)

Fitted with a matching range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset stainless steel sink with mixer tap, recess for free standing fridge/freezer, matching laminate flooring, uPVC double glazed side access door, single radiator.

DINING ROOM 12'8 x 10'2 (3.86m x 3.10m)

Modern laminate flooring, inset spotlighting to ceiling, feature wall lights, access to garden room/sitting room.

GARDEN ROOM/SITTING ROOM 12' x 11'9 (3.66m x 3.58m)

An enviable place to entertain family and friends and enjoying a high degree of natural light with bi-fold doors which open to the rear garden, matching triple glazed Velux windows, two feature uPVC triple glazed windows to the rear aspect, modern laminate flooring, modern wall mounted vertical radiator, inset spotlighting to ceiling, television point.

FIRST FLOOR: LANDING

Fitted carpet, hatch to loft space, access to bedrooms and bathroom.

BEDROOM 1 15'2 into bay x 11'10 (4.62m into bay x 3.61m)

A generous master bedroom which benefits from wall to wall fitted wardrobes, uPVC double glazed bay window to the front aspect, fitted carpet, coved ceiling, single radiator, access to en suite.

EN SUITE SHOWER ROOM/WC 8'6 x 7'4 (2.59m x 2.24m)

Beautifully upgraded with a three piece suite and chrome fittings comprising: double walk-in shower with chrome overhead shower and protective glass shower screen, 'vanity' style wash hand basin with mixer tap and pull out drawers, concealed WC with matching black gloss back and vanity area above, attractive tiling to splashback and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

BEDROOM 2 13'5 x 10'10 (4.09m x 3.30m)

uPVC double glazed window to the rear aspect, built-in single wardrobe, fitted carpet, single radiator.

BEDROOM 3 11'7 x 8'6 (3.53m x 2.59m)

uPVC double glazed window to the front aspect, built-in wardrobe, fitted carpet, single radiator.

BEDROOM 4 11'6 x 8'4 (3.51m x 2.54m)

uPVC double glazed window to the rear aspect, built-in wardrobe, fitted carpet, single radiator.

BATHROOM/WC 8'1 x 8' (2.46m x 2.44m)

Fitted with a three piece white suite and chrome fittings comprising: tiled panelled bath with central chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, chrome heated towel radiator, uPVC double glazed window to the side aspect, built-in storage cupboard.

OUTSIDE

The property features a low maintenance open plan front garden with a double width block paved driveway providing useful off street parking, whilst leading to the attached double garage. A gate to the side of the property leads through to a useful storage area which features a personal door to the garage. The pleasant enclosed rear garden offers a high degree of privacy and incorporates lawn with well stocked border alongside a pleasant Indian sandstone patio area. A useful timber storage shed is included in the asking price.

DOUBLE GARAGE 17'10 x 17'2 (5.44m x 5.23m)

Twin up and over access doors to the front, personal door from the garden, electric light, power points, gas central heating boiler.

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.

TENURE

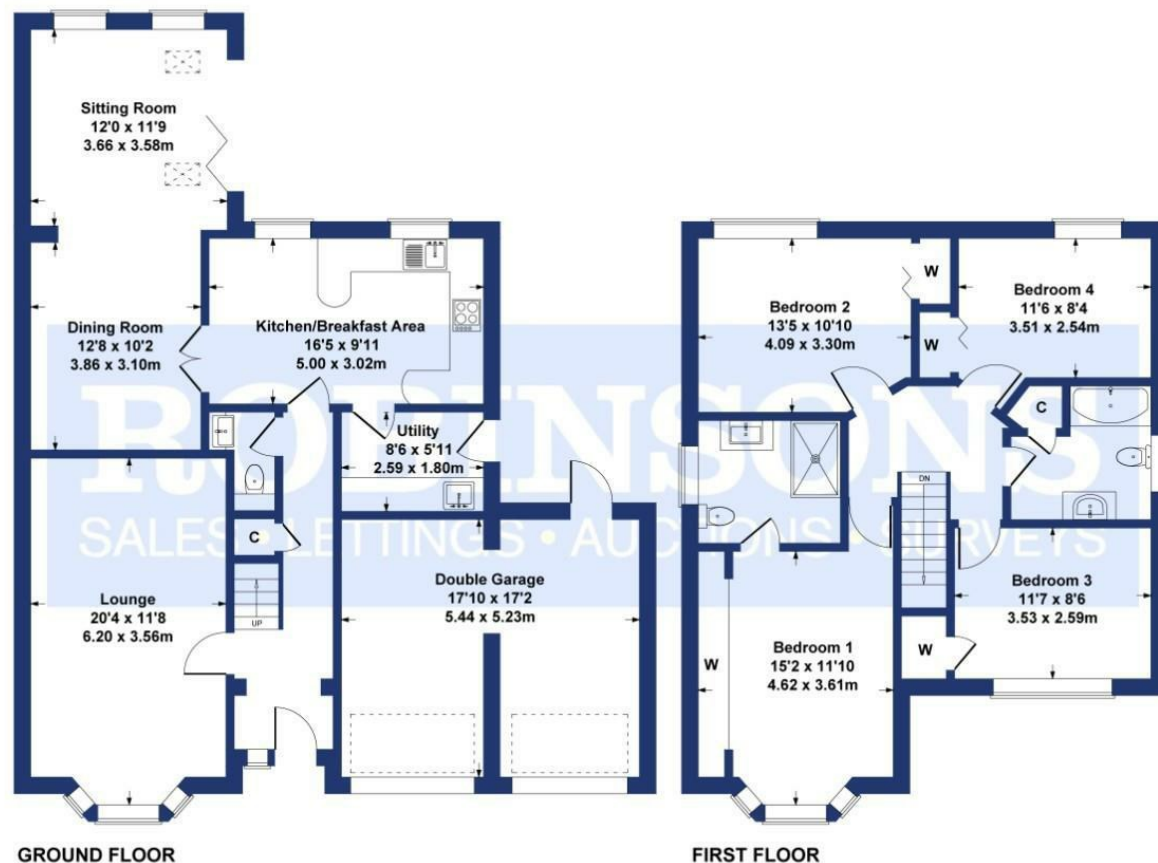
We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.







Millston Close Approximate Gross Internal Area 1945 sq ft - 181 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.

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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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