



Brigandine Close, Seaton Carew, TS25 1ET
4 Bed - House - Detached
Offers In The Region Of £250,000

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A much improved four bedroom family home which is located at the end of delightful cul de sac. The property is warmed by gas central heating and has uPVC triple glazing to the majority of windows. Briefly comprising: hall, lounge, an open plan dining kitchen with integrated appliances and breakfast bar, utility room, cloakroom/WC and a large uPVC double glazed conservatory. To the first floor are four bedrooms, three of which have built-in wardrobes and the master bedroom having an en suite shower room/WC, plus a bathroom/WC. Externally are gardens to front and rear, the latter enjoying a good degree of privacy. To the front is parking for three cars which leads to the integral garage. Internal viewing comes highly recommended. The property from the rear elevation has a pleasant outlook towards the duck pond. The home is within easy strolling distance to local amenities. It was built by McLean Homes to the popular 'Chelmsford' design and has had the ground floor accommodation enlarged by the addition of a large uPVC double glazed conservatory.





ENTRANCE HALLWAY

uPVC double glazed glass panelled door, spindle staircase to first floor landing and radiator.

LOUNGE

18'2 x 11'3 (5.54m x 3.43m)

uPVC double glazed bay window to front aspect, living flame 'coal' effect gas fire with modern surround and radiator.

OPEN PLAN DINING KITCHEN

19'2 x 10'9 (5.84m x 3.28m)

KITCHEN AREA: fitted with a range of modern wall, base and drawer units with matching worktops and breakfast bar, inset sink and drainer with mixer tap, 'Rangemaster' cooker and integrated dishwasher, uPVC double glazed window to rear and radiator.

DINING AREA: uPVC double glazed French doors opening into the conservatory, storage cupboard and radiator.

UTILITY

Plumbing for washing machine and dryer, uPVC double glazed glass panelled door opening into the conservatory.

CLOAKROOM/WC

White low level WC, wash hand basin.

CONSERVATORY

27' x 9'3 (8.23m x 2.82m)

Full length conservatory with uPVC double glazed glass panelled door opening onto the rear patio.

FIRST FLOOR: LANDING

Access to loft, doors to all bedrooms and family bathroom.

BEDROOM 1

12'1 x 11'9 (3.68m x 3.58m)

uPVC double glazed window to front aspect, fitted wardrobes and radiator.

EN SUITE SHOWER ROOM/WC

White and chrome suite comprising of walk-in shower cubicle with wall mounted thermostatic shower, low level WC and pedestal wash hand basin, co-ordinated tiled walls, heated chrome towel rail and uPVC double glazed opaque window to front aspect.

BEDROOM 2

10'9 x 10'4 (3.28m x 3.15m)

uPVC double glazed window to rear aspect and radiator.

BEDROOM 3

10' x 7'4 (3.05m x 2.24m)

uPVC double glazed window to rear aspect and radiator.

BEDROOM 4

12'3 x 7'10 (3.73m x 2.39m)

uPVC double glazed window to front aspect and radiator.

FAMILY BATHROOM/WC

Four piece bathroom suite comprising of panelled bath, separate shower cubicle with wall mounted shower, pedestal wash hand basin and low level WC, co-ordinated tiled walls, radiator and uPVC double glazed opaque window to rear aspect.

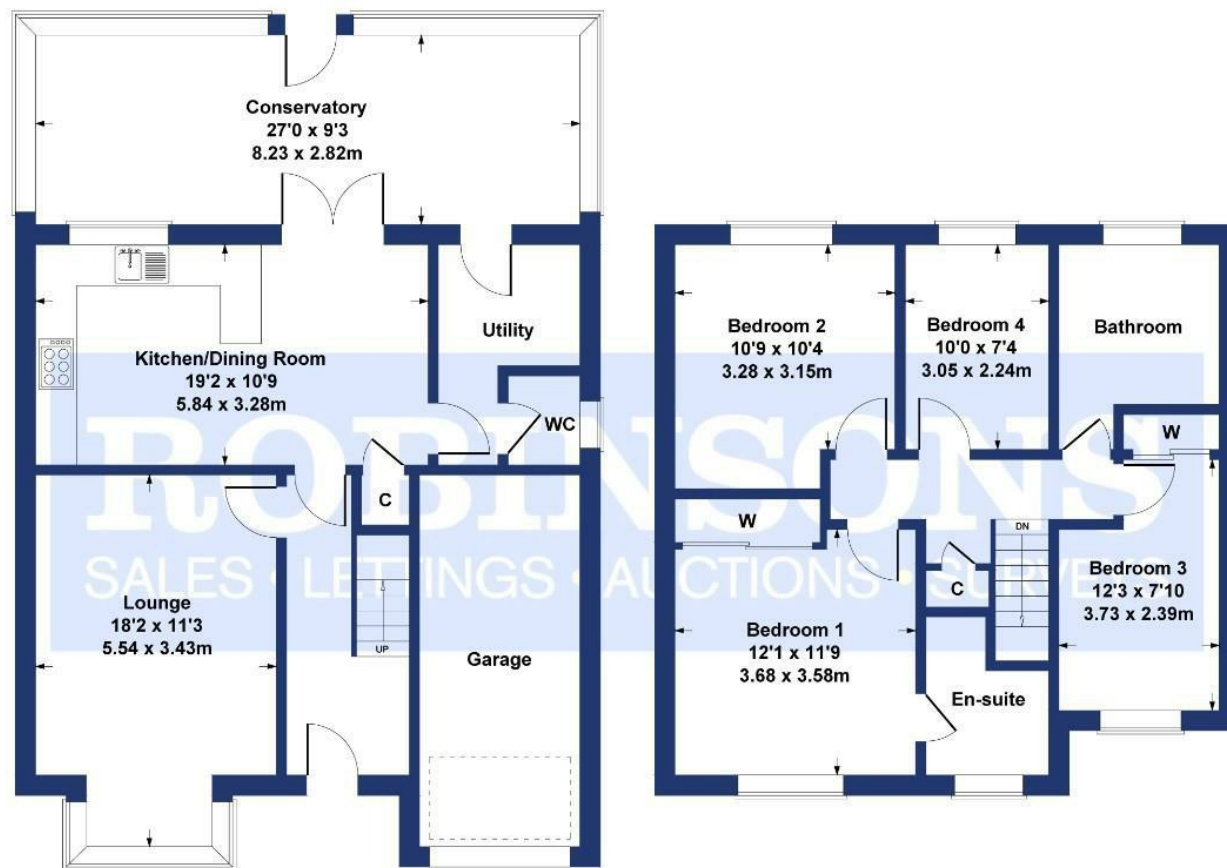
OUTSIDE

Externally are gardens to front and rear, the latter enjoying a good degree of privacy. To the front there is a block paved driveway which provides parking for three cars and leads to the INTEGRAL GARAGE.



Brigadine Close

Approximate Gross Internal Area
1673 sq ft - 155 sq m



GROUND FLOOR

FIRST FLOOR

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
	70	82

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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