



Aldeburgh Close, TS25 2RG
4 Bed - House - Detached
£250,000

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



Aldeburgh Close , Hartlepool, TS25 2RG

An impressive FOUR BEDROOM detached property occupying a pleasant position on Aldeburgh Close in a popular and rarely available part of the Fens Estate with the benefit of a SOUTH FACING REAR GARDEN. An ideal purchase for family requirements with extended accommodation that features TWO RECEPTION ROOMS, conservatory extension to the rear and the addition of a useful en-suite shower room to the master bedroom. The accommodation is warmed by gas central heating, features uPVC double glazing and includes a burglar alarm system.

An internal viewing comes recommended to appreciate the space on offer with a layout that briefly comprises; extended entrance hall, useful guest cloakroom/wc, front lounge, rear reception room, conservatory extension opening to the rear garden, kitchen with built in appliances, rear lobby/utility area with integral door to the garage, four good size bedrooms, en-suite shower room and modern refitted family bathroom.

Externally is a low maintenance front garden with a block paved driveway allowing useful off street parking for two cars whilst leading to the integral garage. A gate to the side leads through to the enclosed south facing rear garden with lawn and patio areas. A long storage shed runs alongside the the property and measures over 26ft. Aldeburgh Close is located off Coningsby Close with access via Catcote Road. Fens Primary School, amenities and transport links are well situated within walking distance.











GROUND FLOOR

EXTENDED ENTRANCE HALL

23'4 x 6'3 (7.11m x 1.91m)

An inviting entrance hall with double glazed composite entrance door, uPVC double glazed frosted side screens and matching window, spindled stairs to the first floor with storage cupboard below, coved ceiling, single radiator.

GUEST CLOAKROOM/WC

5'8 x 4'3 (1.73m x 1.30m)

Fitted with a modern two piece white suite and chrome fittings comprising; inset wash hand basin with mixer tap and white gloss vanity cabinets below, concealed WC with matching back and vanity area above, panelling to walls and ceiling, extractor fan, radiator with cover.

FRONT LOUNGE

16'7 x 11'8 (5.05m x 3.56m)

Traditional feature fire surround with marble style back and base, inset electric fire, modern laminate flooring, uPVC double glazed window to the front aspect, dado rail, coved ceiling, double radiator.

REAR RECEPTION ROOM

13'0 x 11'6 (3.96m x 3.51m)

Double glazed patio doors into the conservatory extension, modern laminate flooring, single radiator.

CONSERVATORY EXTENSION

10'10 x 9'2 (3.30m x 2.79m)

Offering a pleasant transition between the home and garden with uPVC double glazed windows and door, tiled flooring.

KITCHEN/DINER

14'4 x 9'10 (4.37m x 3.00m)

Fitted with a range of units to base and wall level with complimenting work surfaces, incorporating and inset single drainer sink with mixer tap, built in electric double oven with four ring gas hob above and extractor over, tiled splashback, integrated fridge and freezer, integrated dishwasher, glass fronted display cabinets, modern laminate flooring, two uPVC double glazed windows to the rear aspect, single radiator.

REAR LOBBY/UTILITY AREA

5'4 x 5'3 (1.63m x 1.60m)

uPVC double glazed side door with matching side screen and fan light above, integral door to the garage.

FIRST FLOOR

LANDING

Built in airing cupboard, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE

14'4 x 9'1 (4.37m x 2.77m)

An extended master bedroom with two uPVC double glazed windows to the rear aspect, wall to wall wardrobes, dado rail, coved ceiling, radiator with cover included, access to en-suite.

EN-SUITE SHOWER ROOM

7'3 x 6'10 (2.21m x 2.08m)

Fitted with a three piece suite comprising; corner shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tiled walls, extractor fan, uPVC double glazed window to the side aspect, convector radiator.

BEDROOM TWO

12'11 x 9'11 (3.94m x 3.02m)

A spacious second bedroom with uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

10'11 x 10'11 (3.33m x 3.33m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, single radiator.

BEDROOM FOUR

11'0 x 7'1 (3.35m x 2.16m)

Modern laminate flooring, uPVC double glazed window to the front aspect, storage cupboard, single radiator.

FAMILY BATHROOM

7'9 x 5'2 (2.36m x 1.57m)

Refitted with a modern three piece suite and chrome fittings comprising; panelled bath with chrome mixer tap and shower attachment, inset wash hand basin with mixer tap and vanity cabinets below, concealed WC with matching back and vanity area above, modern panelling to walls and ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance front garden with a double width block paved driveway providing useful off street parking whilst leading to the integral garage. A gate to the side leads through to the SOUTH FACING rear garden with lawn, patio and planted border. A long storage shed to the adjacent side of the property provides secure storage of garden materials.

INTEGRAL GARAGE

17'5 x 8'0 (5.31m x 2.44m)

Accessed via up and over door to the front, integral door from the rear lobby/utility room, Vaillant gas central heating boiler, overhead storage space, lighting, sockets and plumbing for washing machine.







Ground Floor



Floor 1

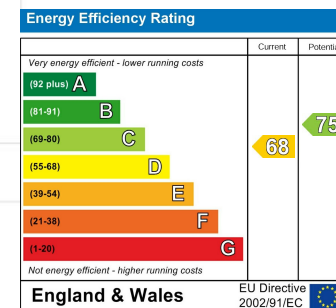
Approximate total area⁽¹⁾

1569 ft²
145.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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