



**Brimston Close, TS26 0QA**  
**3 Bed - Bungalow - Detached**  
**£280,000**

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

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## Brimston Close , TS26 0QA

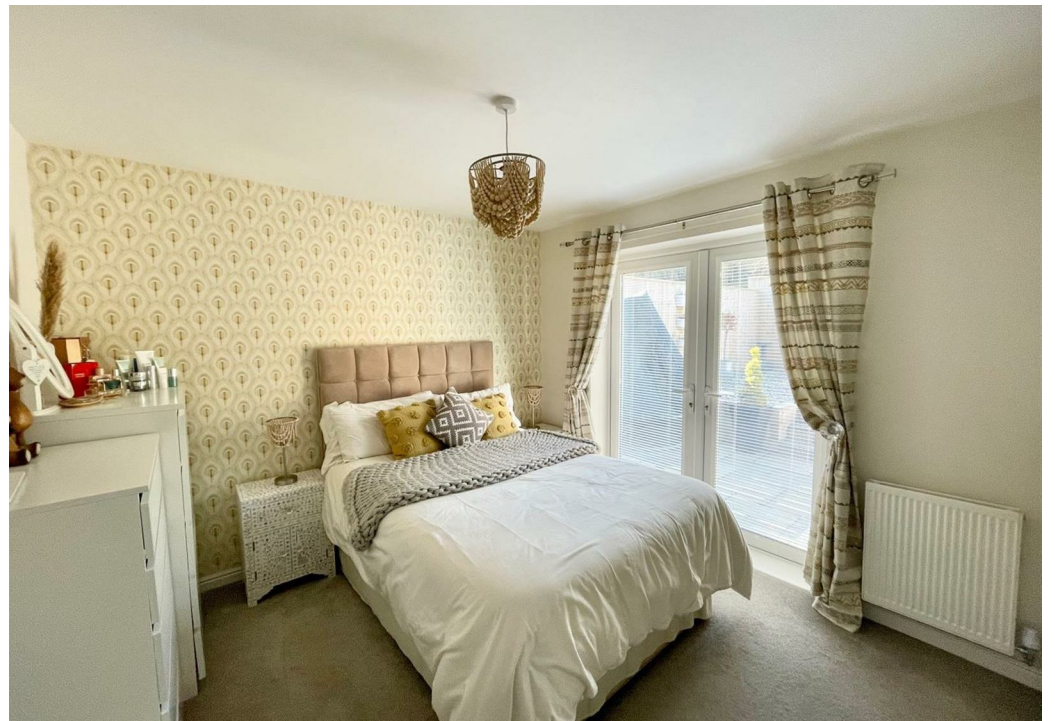
Re modelled, Extended and Refurbished with no expense spared by the current owners, this immaculately presented, three bedroom detached bungalow is positioned within a quiet cul d sac in the sought after location of Naisberry Park,. Only on an internal inspection can this lovely bungalow be fully appreciated.

The accommodation comprises of : Entrance Hall, Lounge Open Plan Dining, Kitchen, Garden Room, Three well proportioned bedrooms and luxurious Family Bathroom.

Externally : A South West facing landscaped rear garden, Open plan front garden with driveway giving parking for up to 4 Cars.



















### **Entrance Hallway**

uPVC DG glass panelled door, radiator "Malmo" flooring, radiator and recessed lighting.

### **Lounge**

20'6" x 8'9" (6.26 x 2.68)

uPVC DG bay window to the front aspect, Malmo flooring, stunning cast gas fire with brick feature and wooden mantle piece and radiator.

### **OPEN PLAN DINING KITCHEN FAMILY AREA**

#### **Dining Area**

11'6" x 7'5" (3.53 x 2.28)

uPVC DG window to rear, radiator and built in storage.

#### **Kitchen**

16'9" x 8'2" (5.13 x 2.5)

Fitted with a range of stunning cream wall, base and drawer units with wood block effect worktops, granite breakfast bar and matching splashback. inset sink and drainer, Halogen hob with illuminating extractor, and double oven. other integrated appliances include, washing machine, dishwasher and fridge freezer, feature brick wall

#### **Garden Room / Family Area**

12'0" x 8'10" (3.67 x 2.7)

Stunning garden room / Family Area with bifold doors opening to the garden, velux windows, long side elevation windows recessed lighting, vaulted ceiling, feature brick wall.

#### **Bedroom 1**

12'4" x 10'5" (3.78 x 3.18)

uPVC DG French doors opening onto the rear garden and radiator.

#### **Bedroom 2**

11'4" x 8'8" (3.47 x 2.66)

uPVC DG window to front aspect, built in wardrobes and radiator.

#### **Bedroom 3**

10'10" x 7'2" (3.31 x 2.2)

uPVC DG window to side and radiator.

#### **Family Bathroom**

6'3" x 5'8" (1.91 x 1.74)

Beautifully appointed family bathroom fitted with a white and chrome suite comprising of panelled bath with shower over and glass shower screen, Low level WC, vanity wash basin combination storage unit, heated towel radiator, and uPVC DG opaque window to side.

#### **Externally**

To the rear is a South West facing Mediterranean style professionally landscaped garden with Indian sandstone patio, private courtyard and decking area.



**Brimston Close**  
Approximate Gross Internal Area  
1023 sq ft - 95 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@robinsonsteesvalley.co.uk  
www.robinsonsteesvalley.co.uk

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