



Rillston Close, Deer Park, TS26 0PS
4 Bed - House - Detached
£330,000

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



Rillston Close

Deer Park Hartlepool TS26 0PS

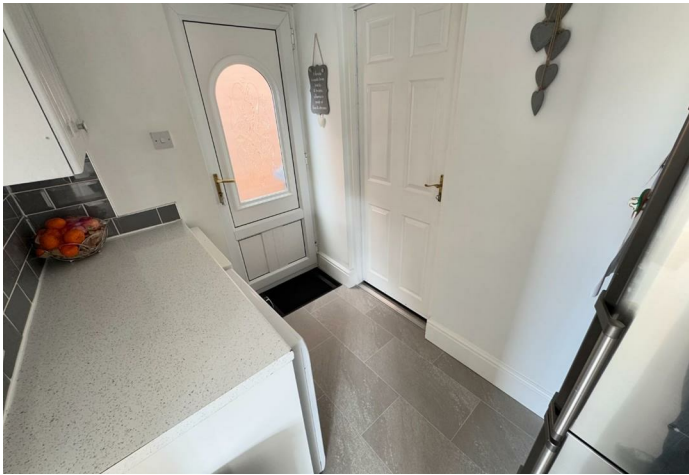
An impressive FOUR BEDROOM detached property occupying a prime corner position on Rillston Close in the popular Deer Park area of Hartlepool. The home offers spacious, well proportioned and extended accommodation ideal for family requirements with two reception rooms, dining room and conservatory extension. An internal viewing comes recommended, with further benefits including a generous kitchen with sitting area, separate utility, modern bathroom and impressive en-suite. The accommodation is warmed by gas central heating with a Baxi Platinum boiler, features uPVC double glazing and includes an alarm system. Situated on a large plot with ample off street parking, integral garage and beautiful side and rear garden.

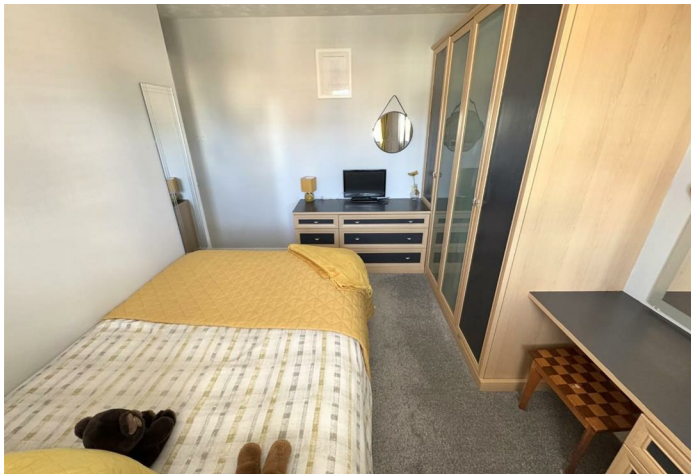
The full layout comprises: deep entrance hall with stairs to the first floor and access to a modern guest cloakroom/WC, the generous front lounge links to the dining room and through to the conservatory which enjoys views of the garden. A second reception room offers versatility and is currently used as a home gym, whilst the extended kitchen/breakfast room incorporates a pleasant sitting area with French doors to the rear garden. A useful utility room completes the ground floor with space for free standing appliances and integral door to the garage. To the first floor are four generous bedrooms with built-in wardrobes, the master further benefitting from a modern en-suite, whilst the remaining bedrooms are served by the family bathroom which incorporates a four piece suite and chrome fittings.

Externally is a low maintenance lawned front, with a double width block paved driveway providing ample off street parking, whilst leading to the integral garage. The beautifully landscaped south west facing side and rear garden offer an enviable place for entertaining family and friends with lawn and patio areas enjoying a high degree of privacy. Rillston Close is well situated within close proximity of High Tunstall College. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

A deep and inviting entrance hall which is accessed via double glazed composite entrance door, attractive oak flooring, part panelled walls, turned staircase to the first floor with fitted carpet, coving to ceiling, radiator with cover included.

GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive part tiled walls, matching oak flooring, extractor fan, modern chrome 'column' style radiator.

FAMILY LOUNGE 17'2 x 17'3 (5.23m x 5.26m)

A generous family lounge with a large uPVC double glazed window to the front aspect, fire recess with oak mantle and granite base, fitted carpet, coving to ceiling, additional uPVC double glazed window to the side aspect, convector radiator, double doors through to:

DINING ROOM 9'9 x 12'4 (2.97m x 3.76m)

Double glazed patio doors to the conservatory extension, fitted carpet, coving to ceiling, convector radiator.

CONSERVATORY 9'6 x 12'3 (2.90m x 3.73m)

uPVC double glazed conservatory with French door to the rear garden, modern 'oak' style laminate flooring, ceiling fan, sockets, modern chrome 'column' style radiator.

RECEPTION ROOM 15' x 7'10 (4.57m x 2.39m)

Currently used as a home gym with uPVC double glazed window to the front aspect, fitted carpet, wall mounted television point, convector radiator.

KITCHEN/BREAKFAST ROOM 9'8 x 22'10 (2.95m x 6.96m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing cooker with glass splashback and patterned glass splashback and three speed extractor hood over, additional grey 'brick' style tiling to splashback, breakfast bar area, recess for wine cooler, uPVC double glazed window looking out to the rear garden, modern vertical radiator.

SITTING AREA

uPVC double glazed French doors to the rear garden, second breakfast bar area, modern 'column' style radiator, access to utility.

UTILITY ROOM 5'5 x 8' (1.65m x 2.44m)

Fitted worktop with space below for washing machine and tumble dryer, double unit to eye-level, matching grey 'brick' style tiling to splashback, space for free standing fridge/freezer, uPVC double glazed door to the side, integral door to the garage.

FIRST FLOOR

LANDING

Accessed via turned staircase with uPVC double glazed window to the side aspect, matching panelling, fitted carpet, built-in storage cupboard, coving to ceiling, hatch to loft space.

BEDROOM ONE 14'3 x 12'2 (4.34m x 3.71m)

A good size master bedroom with an extensive range of built-in wardrobes with matching drawers, bedside cabinets and overhead storage, uPVC double glazed window to the front aspect, fitted carpet, wall mounted television point, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC 8' x 5'3 (2.44m x 1.60m)

Fitted with a modern three piece suite comprising: corner shower cubicle with twin glass panelled sliding doors and chrome shower, inset wash hand basin with central mixer tap and vanity units below, matching vanity units to eye-level with downlighting, concealed WC with matching back and granite vanity area above, modern panelling to splashback, coving to ceiling, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO 12'11 x 8'7 (3.94m x 2.62m)

Built-in wardrobes with matching dressing area/desk, uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE 11'1 x 8'7 (3.38m x 2.62m)

Built-in wardrobes with matching drawers and dressing area, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM FOUR 10' x 8'7 (3.05m x 2.62m)

Built-in wardrobe with sliding doors, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC 10' x 6'10 (3.05m x 2.08m)

Fitted with a modern four piece suite and chrome fittings comprising: tiled panelled bath with central mixer tap and shower attachment, corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls, panelling to ceiling with inset spotlighting and extractor fan, two uPVC double glazed windows, modern 'oak' style laminate flooring, chrome heated towel radiator.

EXTERNALLY

The property occupies a prime corner position on a large plot with a low maintenance open plan front garden. A double width block paved driveway provides ample off street parking and leads to the integral garage. A gate to the side leads through to the generous south westerly facing side and rear garden, with Indian sandstone patio, lawn, pebbled border and access to a side garden with large decked patio, lower area with loose slate pebbles, additional lawn and timber storage shed.

INTEGRAL GARAGE 18'10 x 8'11 (5.74m x 2.72m)

Accessed via a remote controlled roller door to the front, Baxi Platinum gas central heating boiler, lighting, sockets, overhead storage.

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.





Ground Floor

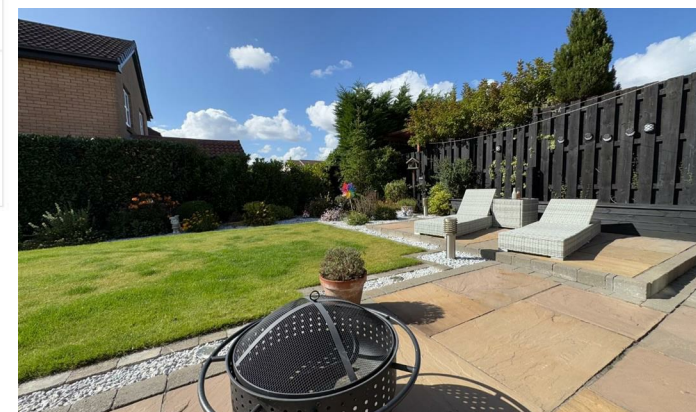
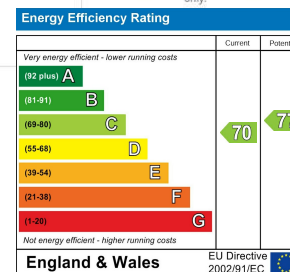


Floor 1

Approximate total area⁽¹⁾
1785 ft²
166 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.



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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS