

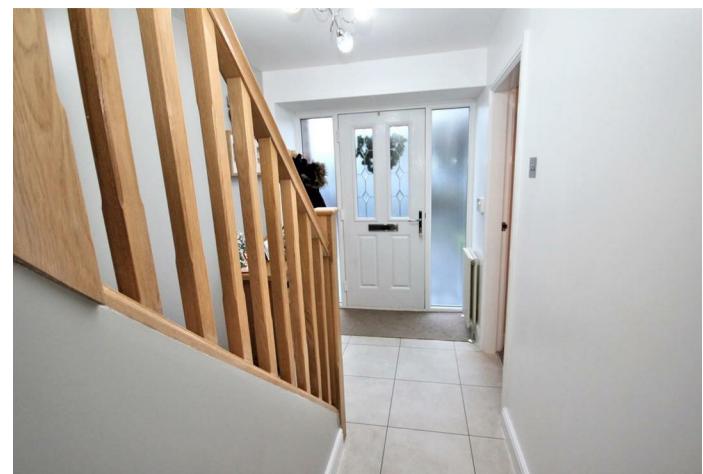


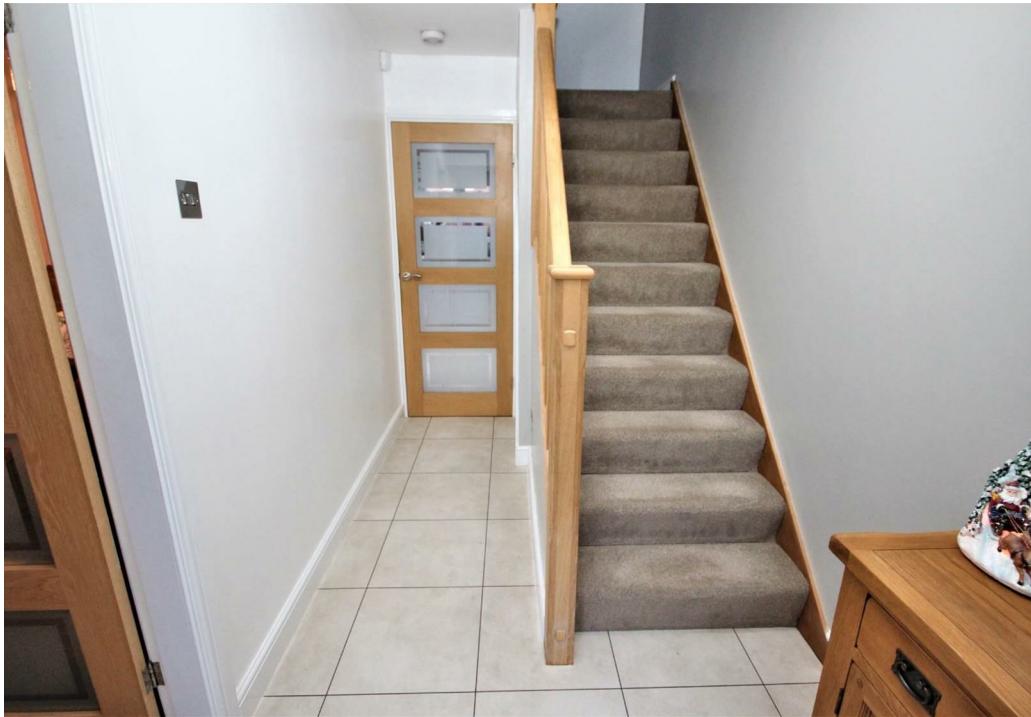
Thetford Road, Fens, TS25 2JG
3 Bed - House - Semi-Detached
Offers In The Region Of £185,000

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Thetford Road Fens, TS25 2JG

**** UPGRADED ACCOMMODATION ** VIEWING IS ESSENTIAL **** A beautifully presented three bedroom semi detached house which benefits from a good sized rear garden. Due to the recent demand for semi's at the Fens early viewing is strongly recommended to avoid disappointment. The home was built by Yuill Homes to their popular 'Abbey' design and over recent years the owners have improved the property throughout with no expense spared. Features include gas central heating via a replacement combination boiler, uPVC double glazing and the home has been rewired. The floor plan briefly comprises: enlarged entrance hall, comfortable lounge with large bay window, fabulous kitchen/diner which is of a generous size and has been well fitted with quality modern 'gloss' style units with quartz working surfaces and includes some built-in appliances, this in turn leads to a utility room which complements the kitchen with matching units and a useful cloakroom/WC in white. To the first floor are three bedrooms, with two of the bedrooms having modern fitted bedroom furniture, and to complete the accommodation is an outstanding bathroom/WC which has been fitted with a white suite and has a large bath and separate double shower cubicle. Externally are easily maintained gardens to front and rear, with a double width driveway leading to the single garage. The home has been fashionably decorated throughout and comes with solid oak doors and has fitted carpets, blinds, burglar alarm system and C.C.T.V. camera but not whole system included in the asking price.











ENLARGED ENTRANCE HALL

Composite entrance door with double glazed inserts, staircase to first floor with oak balustrading and newel post, under stairs storage cupboard, tiling to floor.

COMFORTABLE LOUNGE (front) 13'7 into bay x 13'7 overall (4.14m into bay x 4.14m overall)

Large bay window giving plenty of natural light.

FABULOUS KITCHEN/DINER 11'2 x 20' overall (3.40m x 6.10m overall)

The kitchen area has been fitted with a quality range of oak and white 'gloss' style base, wall and drawer units with chrome finish handles, quartz working surfaces with matching splashback incorporating under mounted one and a half stainless steel sink unit with mixer tap, built-in stainless steel five ring gas hob with matching double width 'chimney' style canopy with glass top housing illuminated recirculating fan above, built-in stainless steel fan assisted electric oven to side with matching integrated microwave oven above, integrated dishwasher, breakfast bar area, tiling to floor, French doors to rear garden.

UTILITY ROOM

Complementing the kitchen with white 'gloss' style base and wall units with quartz working surface and matching splashback, plumbing for automatic washing machine, tiling to floor, personal door to garage, uPVC double glazed door to rear garden.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: 'rectangular' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC.

FIRST FLOOR: LANDING

Built-in storage cupboard, hatch to the loft area which is accessed via a folding down wooden ladder which gives access to a boarded floor area.

BEDROOM 1 (front) 15'10 x 11'5 incl robe depth, overall (4.83m x 3.48m incl robe depth, overall)

Superbly fitted with modern cream bedroom furniture comprising: wardrobes to one wall with centre tall drawer unit and fitted mirror, fitted bedside units to either side of bed recess, fitted drawer and storage cupboards opposite.

BEDROOM 2 (rear) 9'5 x 12'10 overall (2.87m x 3.91m overall)

BEDROOM 3 (front) 8'4 x 8'3 overall (2.54m x 2.51m overall)

Fitted with modern grey bedroom furniture comprising: double wardrobe and single wardrobe with matching dressing table to side.

OUTSTANDING BATHROOM/WC

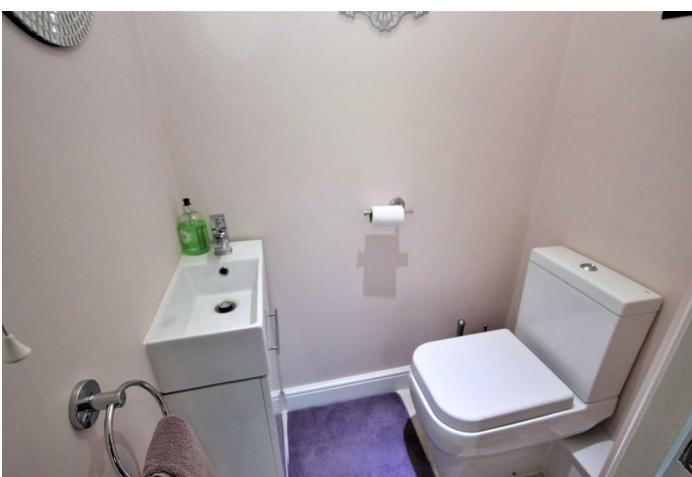
Fitted with a four piece white suite comprising: large bath with tiled surround, centre 'waterfall' style mixer tap and separate shower attachment, walk-in double shower cubicle with glass screen, chrome mains shower fitting having an overhead 'dowser' style fitting and separate handheld fitting, 'vanity' style sink unit with 'waterfall' style mixer tap, white 'gloss' style storage cupboard below, close coupled WC, beautiful tiling to walls, tiling to floor.

OUTSIDE

The front garden is open plan and laid mainly to lawn, with a double width concrete print driveway leading to the single garage. The good sized rear garden has a block paved patio, lawned area with rear decking, with gated access to side.

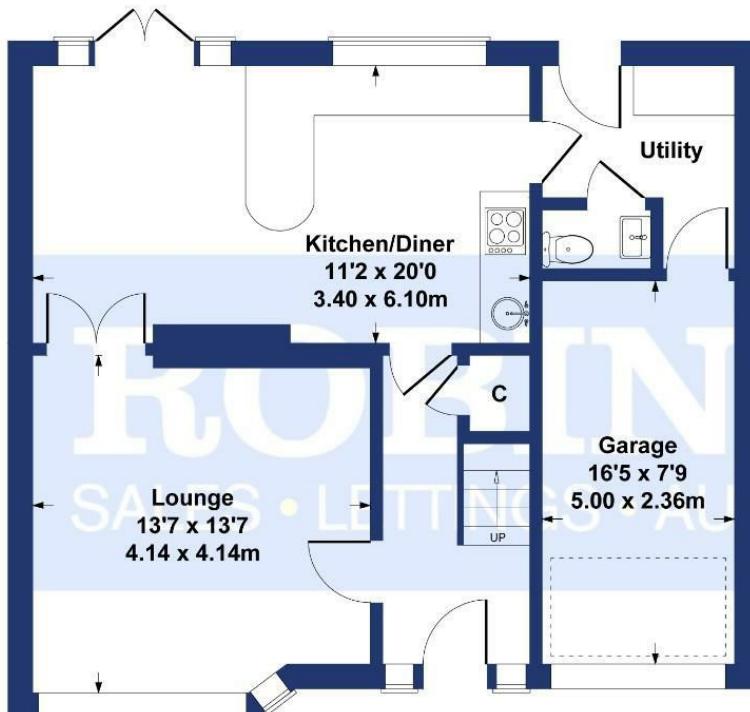
ATTACHED SINGLE GARAGE 16'5 x 7'9 overall (5.00m x 2.36m overall)

Roller door, power points and electric light fitting, wall mounted Baxi gas combination boiler.

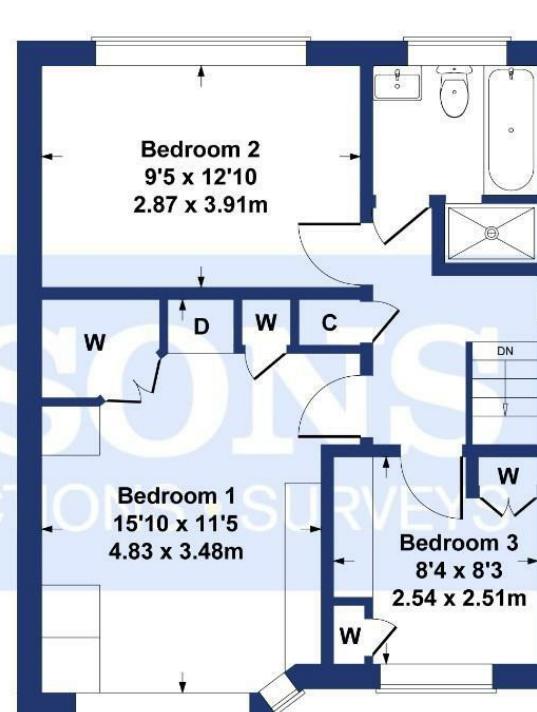


Thetford Close Hartlepool

Approximate Gross Internal Area
1184 sq ft - 110 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.

Produced by Potterplans Ltd. 2020



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B	(81-91)	B
(70-80)	C	(69-80)	C
(55-69)	D	(55-69)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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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.



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk



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