



Northbrook Court, Hartlepool TS26 0DJ

welcome to

Northbrook Court, Hartlepool

This 4 bedroomed 4 reception room detached home has been significantly improved and offers many desirable attributes including large plot with wrap around gardens offering a high degree of privacy, ample off street parking for numerous cars and modern day open plan living.

Amazing Entrance Hallway

Composite double doors to front, oak and glass staircase to first floor, radiator.

Cloaks Cupboard Cloakroom

Wall mounted wash hand basin, low level low flush wc, window to side, anthracite grey radiator.

Study/ Playroom

Window to front, radiator, coved cornicing.

Lounge

21' 2" x 13' 3" Max (6.45m x 4.04m Max)
Built in plasma style fire, coved cornicing, radiator, window to side, triple windows to rear.

Dining Room

11' 8" x 14' 1" (3.56m x 4.29m)
Open plan with garden room and kitchen, coved cornicing, radiator.

Garden Room

14' 1" x 11' 2" (4.29m x 3.40m)
Open plan with kitchen and dining room, door to side, feature pitched roof, window to rear, under floor heating.

Kitchen

11' 9" x 10' 4" (3.58m x 3.15m)
Quality two-tone fitted kitchen having black and white gloss style doors with chrome rod handles, marble effect working surfaces with matching splashback in a U shaped layout incorporating inset ceramic one and a half single drainer sink unit with swan style mixer tap, recess for cooking range (machine excluded), stainless steel chimney style canopy above with glass top housing illuminated extractor fan above, integrated larder style fridge

with separate freezer, three drawer unit, under lighting to wall units, UPVC double glazed window, double radiator, white PVC panelling to ceiling with single inset spotlights, open with garden room and dining room.

Utility

6' 9" x 11' 9" (2.06m x 3.58m)
Complementing the kitchen with white gloss style larder units with chrome rod handles, Belfast sink unit, marble effect working surface with matching splashback, plumbing for washing machine and dishwasher, UPVC double glazed window, gas central heating boiler, personal door to garage.

First Floor

Landing

Window to front.

Bedroom 1

11' 8" Excluding robes x 18' 2" Including robes (3.56m Excluding robes x 5.54m Including robes)
Two windows to rear, coved cornicing, spotlighting, radiator, combination of fitted and built in robes.

Ensuite

Walk in shower cubicle, low level low flush wc, vanity wash hand basin with mixer tap, illuminated style vanity mirror, spotlighting, window to side, heated towel rail.

Bedroom 2

14' 8" Max x 9' 9" (4.47m Max x 2.97m)
Window to front, radiator.





Bedroom 3

9' 9" x 12' 7" Max (2.97m x 3.84m Max)
Window to front, radiator.

Bedroom 4

12' 7" x 7' 3" Excluding robes (3.84m x 2.21m Excluding robes)
Window to rear, radiator, coved cornicing.

Bathroom

P shaped bath with mixer tap and mains shower over, wall mounted vanity wash hand basin with mixer tap, low level low flush wc, spotlighting, heated towel rail.

Externally

A block paved driveway leads to a matching courtyard style area which provides ample off street car parking and leads to the attached double garage. It has a well-stocked flower bed with a walkway leading to a mature side garden which is of a generous size and is laid mainly to lawn with mature trees

The side garden leads via double opening timber gates to a further side area which could provide possible additional off street/caravan car parking. This side area leads to an extensive rear garden which has an extensive Indian stone patio area which leads to a large lawned area with mature trees and flower borders containing a wide variety of shrubs and flora. The garden leads via steps to a second secluded Indian stone patio area which has pebbled borders , gated access to side, garden lighting, garden tap.

Garage

Roller shutter door, window to side, door to rear garden, additional wall and base units for useful storage.



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welcome to

Northbrook Court, Hartlepool

- STUDY/PLAYROOM
- GUEST WC
- UTILITY
- MASTER BEDROOM WITH ENSUITE
- CUL-DE-SAC POSITION

Tenure: Freehold EPC Rating: Awaited

£450,000



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