



Cragston Close, TS26 0ET
4 Bed - House - Link Detached
£290,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



Cragston Close Hartlepool, TS26 0ET

An impressive FOUR BEDROOM link-detached property set back in the corner of Cragston Close with extended and enhanced accommodation ideal for family requirements. The home features two reception rooms, conservatory, generous kitchen/diner and separate utility. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include modern bathroom, en-suite and guest WC, recently landscaped rear garden, off street parking and integral garage. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor, guest WC, inner hall with access to both reception rooms, generous kitchen/diner, leading through to the conservatory and utility. To the first floor are four bedrooms, the master with fitted wardrobes and en-suite shower room, the remaining bedrooms are served by the family bathroom which incorporates a three piece suite and chrome fittings. Externally is a part lawned front garden, with a block paved driveway leading to the garage. An electric car charger is included, whilst the recently landscaped rear garden offers a great space for entertaining family and friends with extensive patio, decking and lower artificially turfled area. Cragston Close is located within a short stroll of High Tunstall College of Science and close to amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

5'9 x 10'2 (1.75m x 3.10m)

Accessed via composite entrance door with uPVC double glazed side screens, turned staircase to the first floor, fitted carpet, convector radiator, access to:

GUEST WC

Fitted with a modern two piece suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC.

INNER HALL

Fitted carpet, upgraded oak internal doors to each room.

FRONT LOUNGE

12'8 x 13'4 (3.86m x 4.06m)

A good size lounge with uPVC double glazed window to the front aspect, feature wall with wall mounted television point, fitted carpet, convector radiator.

STUDY/RECEPTION ROOM

8'7 x 12'3 (2.62m x 3.73m)

Large uPVC double glazed window to the side aspect, attractive laminate flooring, single radiator.

KITCHEN/DINER

KITCHEN AREA

19'1 x 16'8 (5.82m x 5.08m)

Fitted with a modern range of units to base and wall level with complementing work surfaces and matching island, inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate five ring gas hob and extractor hood over, tiling to splashback, recess with wine cooler included, integrated fridge/freezer, integrated dishwasher, uPVC double glazed window looking out to the rear garden, modern laminate flooring, coving to ceiling.

DINING AREA

8'7 x 8'6 (2.62m x 2.59m)

Matching laminate flooring, uPVC double glazed patio doors to conservatory, convector radiator.

UTILITY ROOM

8' x 5'9 (2.44m x 1.75m)

Fitted worktop and contrasting units, plumbing for washing machine, space for tumble dryer, uPVC double glazed door to the rear garden, uPVC double glazed window, laminate flooring, convector radiator, integral door to the garage.

CONSERVATORY

8'6 x 10'10 (2.59m x 3.30m)

uPVC double glazed door to the rear garden, uPVC double glazed windows, matching laminate flooring, wall mounted electric radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

10'7 x 9'7 (3.23m x 2.92m)

uPVC double glazed window to the front aspect, wall to wall fitted wardrobes with sliding doors, fitted carpet, convector radiator, bi-folding door to the en-suite shower room.

EN-SUITE SHOWER ROOM/WC

8'7 x 3'3 (2.62m x 0.99m)

Fitted with a three piece suite and chrome fittings comprising: shower cubicle with chrome shower and glass panelled sliding door, pedestal wash hand basin with chrome mixer tap, low level WC, white 'brick' style tiling to splashback, being full height to shower level.

BEDROOM TWO

8'9 x 13'4 (2.67m x 4.06m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE

10' x 10'5 (3.05m x 3.18m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM FOUR

8'7 x 7'10 (2.62m x 2.39m)

Currently used as a dressing room with oak flooring, uPVC double glazed window to the side aspect.

FAMILY BATHROOM/WC

7'2 x 4'9 (2.18m x 1.45m)

Fitted with a three piece suite comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive contrasting tiling to splashback, uPVC double glazed window, inset spotlights and extractor fan to the ceiling, heated towel radiator.

EXTERNALLY

The property is set back in the corner of Cragston Close, with a part lawned front garden, established conifer border and block paved driveway which provides useful off street parking and leads to the garage. A gate to the side leads through to the beautifully landscaped rear garden, with extensive patio, decking area, steps down to a lower artificial lawn, with fenced boundaries and raised flower bed.

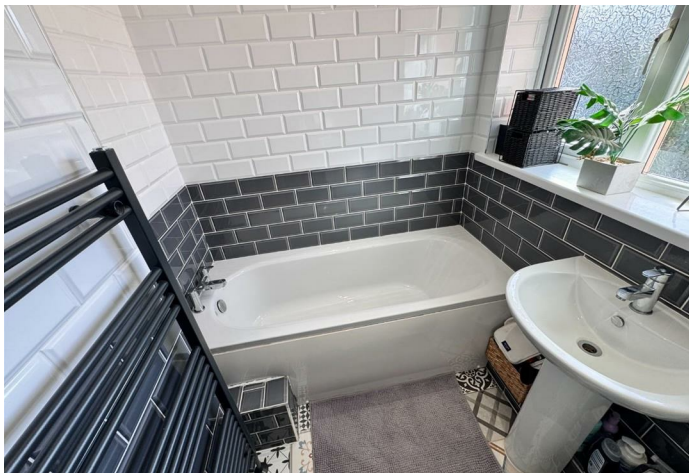
INTEGRAL GARAGE

8'10 x 14'7 (2.69m x 4.45m)

Accessed via roller door to the front, integral door from the utility, lighting and sockets.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1496 ft²

139.1 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.

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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. 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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