



Riverston Close, Naisberry Park, TS26 0PY
4 Bed - House - Detached
£395,000

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



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Riverston Close Naisberry Park, Hartlepool, TS26 0PY

An impressive detached residence occupying a pleasant position on Riverston Close, in a popular part of the Naisberry Park estate. The home offers spacious, well proportioned and versatile accommodation with four double bedrooms, three reception rooms and a superb recently refitted kitchen. An ideal purchase for family requirements, with further benefits including gas central heating, uPVC double glazing, alarm system, off street parking and double garage. The home is tastefully appointed throughout and comes with an internal viewing recommended.

Built to The Malton style with a layout which briefly comprises: entrance hall with stairs to the first floor and access to useful guest cloakroom/WC, generous dual aspect lounge with bay to the front and French doors to the rear, separate bay fronted study and dining room which looks out over the rear garden. The stunning refitted kitchen/breakfast room includes a range of integrated appliances. To the first floor are four large bedrooms, the master with wall to wall wardrobes and a modern en-suite shower room. The remaining bedrooms are served by the family bathroom which incorporates a four piece suite and chrome fittings.

Externally is a low maintenance open plan front garden, with a double width resin driveway providing secure off street parking in front of the double garage. The generous enclosed rear garden features a large lawn with planted border. Riverston Close is a quiet cul-de-sac located off Reedston Road in a popular and rarely available part of the Naisberry Park estate and within catchment area of High Tunstall College. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE HALL

14'2 x 9'6 (4.32m x 2.90m)

A spacious entrance hall which is accessed via uPVC double glazed entrance door with matching side screens, fitted with attractive LVT flooring, staircase to the first floor with fitted carpet and under stairs storage cupboard, ornate dado rail, coving to ceiling, single radiator, access to:

GUEST WC

Fitted with an attractive two piece suite comprising: wall mounted wash hand basin with dual taps, WC, matching LVT flooring, dado rail, coving and extractor fan, single radiator.

FAMILY LOUNGE

25'1 x 11'7 (7.65m x 3.53m)

A generous dual aspect lounge which incorporates uPVC double glazed bay window to the front aspect, uPVC double glazed French doors to the rear garden, attractive stone fire surround with inset 'coal' effect gas fire, custom display/bookcase, fitted carpet, ornate dado rail and coving to ceiling, double radiator to the bay, additional single radiator.

STUDY

13'5 x 9' (4.09m x 2.74m)

Offering a variety of uses, with uPVC double glazed bay window to the front aspect, radiator to the bay, fitted carpet, coving to ceiling.

DINING ROOM

10'7 x 9'8 (3.23m x 2.95m)

Custom display/bookcase, matching LVT flooring, uPVC double glazed window to the rear aspect, ornate coving to ceiling, single radiator.

KITCHEN/BREAKFAST ROOM

13'7 x 8'11 (4.14m x 2.72m)

A well designed high specification kitchen making use of all space with a beautiful range of units, quartz worktops and matching splashback incorporating an inset 'Belfast' style ceramic sink with mixer tap over, built-in electric oven with four ring gas hob above and extractor hood over, integrated fridge and dishwasher, breakfast bar area, pull out corner shelving, custom double full height pantry, LVT flooring, uPVC double glazed window looking out to the rear garden, coving to ceiling, glazed side door, modern vertical radiator.

FIRST FLOOR

LANDING

A generous landing with two built-in storage cupboards, fitted carpet, ornate dado rail, coving to ceiling, inset spotlighting, hatch to loft space.

BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)

A generous master bedroom with wall to wall fitted wardrobes, modern laminate flooring, uPVC double glazed window to the front aspect, coving and inset spotlighting to the ceiling, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

5'7 x 9'9 (1.70m x 2.97m)

Fitted with a three piece suite comprising: double shower cubicle with protective glass shower screen, wash hand basin with mixer tap, close coupled WC, panelling to splashback, uPVC double glazed window to the front aspect, built-in storage cupboard, chrome heated towel radiator.

BEDROOM TWO

10'11 x 11'9 (3.33m x 3.58m)

Built-in wardrobes with overhead storage space, central shelved area, uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

12'9 x 9' (3.89m x 2.74m)

uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, single radiator.

BEDROOM FOUR

12'2 x 9' (3.71m x 2.74m)

Currently used as a home office with uPVC double glazed window to the front aspect, fitted carpet, coving and inset spotlighting to the ceiling, single radiator.

FAMILY BATHROOM/WC

7'10 x 9'7 (2.39m x 2.92m)

Fitted with a modern four piece suite and chrome fittings comprising: tiled bath with central mixer tap, corner shower cubicle with twin glass panelled sliding doors, wall mounted wash hand basin with central mixer tap, concealed WC, attractive tiling to walls, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance open plan lawned front garden with a block paved walkway. A resin driveway to the side provides useful off street parking and leads to the detached double garage. A gate to the side leads through to the generous enclosed rear garden with patio and large lawn with a well stocked planted border featuring eucalyptus, magnolia, clematis, lilac and hibiscus

DOUBLE GARAGE

16'8 x 16'11 (5.08m x 5.16m)

A detached double garage with electric roller door, additional manual roller door, personal door from the side area, utility space with plumbing for washing machine, overhead storage space, lighting and power points.

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1814 ft²
168.6 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
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. 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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