



Roxby Close, Seaton Carew, TS25 2AL
3 Bed - House - Semi-Detached
£207,500

EPC Rating:
Tenure: Freehold
Council Tax Band: B



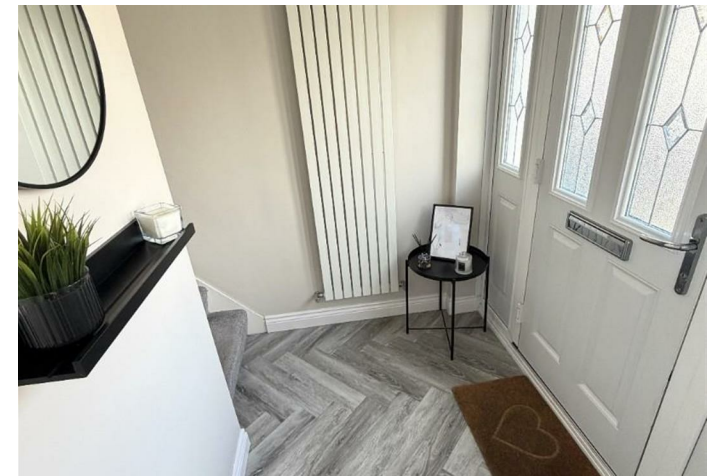
Roxby Close

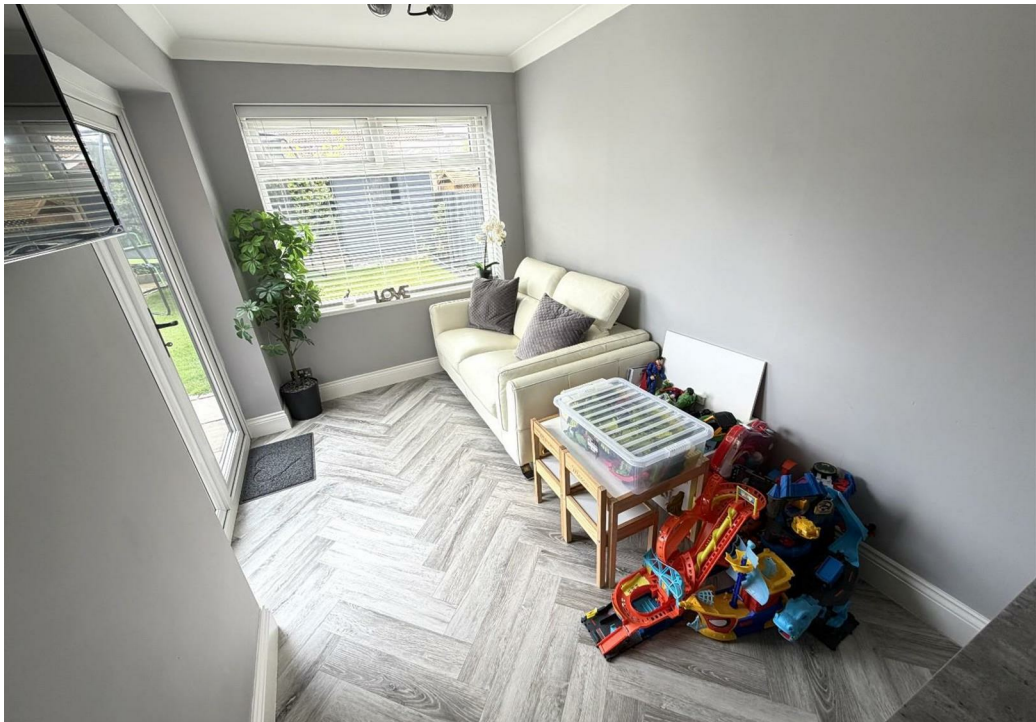
Seaton Carew Hartlepool TS25 2AL

**** REDUCED **** An impressive **THREE BEDROOM** semi-detached property with extended accommodation ideal for a wide variety of buyers. The home features **TWO RECEPTION ROOMS**, generous kitchen/breakfast room and modern bathroom. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing, attractive rendered exterior, off street parking, larger than average garage and landscaped rear garden with pergola.

The full layout comprises: entrance vestibule with stairs to the first floor and access to the family lounge which in turn leads through to the kitchen/breakfast room which includes a range of integrated appliances. The rear reception room offers a variety of uses with French doors to the rear garden and integral door to the garage. To the first floor are three bedrooms, the master with modern fitted wardrobes, they are served by the family bathroom which incorporates a four piece suite.

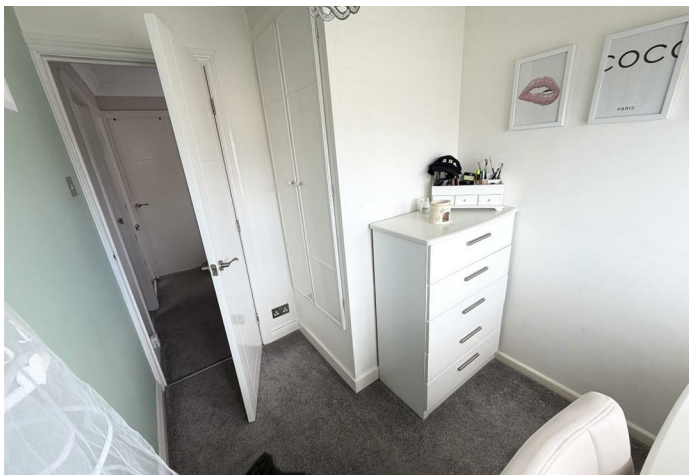
Externally is a low maintenance front, with a double width drive allowing useful off street parking, whilst leading to the garage with roller door to the front and personal door to the rear garden. The south facing rear garden should prove to be a suntrap in the summer months, offers a great space for entertaining and includes a pergola and timber storage shed. Roxby Close is a pleasant cul-de-sac located in a popular part of Seaton Carew close to amenities.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with matching side screens, staircase to the first floor with fitted carpet, coving to ceiling, modern vertical radiator, access to:

FAMILY LOUNGE

13'3 x 15'8 (4.04m x 4.78m)

A good size family lounge with uPVC double glazed window to the front aspect, fitted carpet, wall mounted electric fire, coving to ceiling, modern radiator, access to:

KITCHEN/BREAKFAST ROOM

16'7 x 7'11 (5.05m x 2.41m)

Fitted with an attractive range of cream 'shaker' style units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, glass splashback, integrated fridge and freezer, integrated dishwasher, three drawer base unit, breakfast bar area, wine rack to base level, two uPVC double glazed windows looking out to the rear garden, coving and inset spotlighting to the ceiling, modern radiator, access to:

REAR RECEPTION ROOM

7'3 x 17'8 (2.21m x 5.38m)

Offering a variety of uses with seating and dining space, whilst incorporating uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, integral door to the garage, coving to ceiling, wall mounted television point, modern vertical radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to:

BEDROOM ONE

9'10 x 10'8 (3.00m x 3.25m)

A good size master bedroom with built-in wardrobes, uPVC double glazed window to the front aspect, fitted carpet, modern radiator.

BEDROOM TWO

9'11 x 11'2 (3.02m x 3.40m)

uPVC double glazed window overlooking the rear garden, fitted carpet, modern radiator.

BEDROOM THREE

6'5 x 7'10 (1.96m x 2.39m)

Currently used as a dressing room with uPVC double glazed window to the front aspect, over stairs storage cupboard/wardrobe, fitted carpet, modern radiator.

FAMILY BATHROOM/WC

6'5 x 8'3 (1.96m x 2.51m)

Fitted with a four piece suite and modern black fittings with tiled bath and mixer tap, pedestal wash hand basin with central mixer tap, corner shower cubicle with overhead shower and separate attachment, close coupled WC, attractive tiling to splashback and flooring, uPVC double glazed window to the rear aspect, heated towel radiator.

EXTERNALLY

The property features a low maintenance open plan front which is part lawned, with a double width driveway providing useful off street parking. The enclosed south facing rear garden offers an enviable place for entertaining family and friends, with Indian sandstone paving, turf, fenced boundaries, pergola and timber storage shed.

GARAGE

11'4 x 15'3 (3.45m x 4.65m)

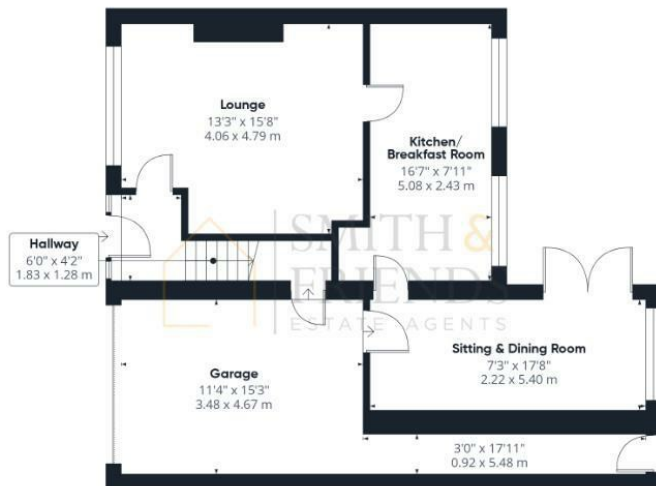
A larger than average garage with access to the front via a remote controlled roller door, integral door from the rear reception room, lighting and power points.

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



Floor 1



Approximate total area⁽¹⁾

1109 ft²
102.9 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		
(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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