

Nightingale Close, Spinnakers Reach, TS26 OHL
4 Bed - House - Detached
£355,000

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

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Nightingale Close
Spinnakers Reach, Hartlepool, TS26 OHL







*** NO CHAIN INVOLVED *** A rarely available four bedroom detached home occupying a pleasant position on Nightingale Close, set within a generous plot with off street parking, double garage and a substantial rear garden. Offering spacious accommodation and excellent potential, this property would make an ideal family home, with an internal viewing highly recommended to appreciate all it has to offer. The accommodation benefits from gas central heating and uPVC double glazing.

The full layout comprises: spacious entrance hall with turned stairs to the first floor and access to a modern guest cloakroom/WC. The generous lounge features a bay window and traditional style fire surround, with access through to a separate dining room. The kitchen/breakfast room is fitted with a range of gloss units and incorporates a built-in oven, hob and extractor, together with an integrated dishwasher and wine cooler. A useful utility room completes the ground floor accommodation. To the first floor are four good size bedrooms, with the master benefiting from an en-suite shower room. The remaining bedrooms are served by the family bathroom/WC.

Externally, a lawned front garden sits alongside a driveway providing parking for two vehicles and access to the double garage. The generous rear garden features an extensive lawn and mature borders, enjoying a high degree of privacy as it is not directly overlooked. VIEWING RECOMMENDED.



























GROUND FLOOR

LONG ENTRANCE HALL
Entrance door with double glazed inserts, 'oak' style laminate flooring, coved ceiling, double radiator, integral door to the garage.

MODERN CLOAKROOM/WC
3'5 x 6'2 (1.04m x 1.88m)
Fitted with a two piece white suite comprising: 'vanity' style sink unit with mixer tap and pop-up waste, 'walnut' effect storage cupboard below, dual flush concealed WC, impressive tiling to splashback, complementing tiling to floor, uPVC double glazed opaque window, single radiator.

SPACIOUS LOUNGE (front)
18'4 x 11'3 (5.59m x 3.43m)
'Traditional' style fire surround with 'marble' style hearth and upstand area, flicker flame electric fire, uPVC double glazed bay window, 'oak' style laminate flooring, coved ceiling, double radiator, additional single radiator, double opening doors to:

SEPARATE DINING ROOM (rear)
11'7 x 8'8 (3.53m x 2.64m)
Single radiator, 'oak' style laminate flooring, coved ceiling, double glazed patio door to rear garden.

KITCHEN/BREAKFAST ROOM
13'7 x 15'4 (4.14m x 4.67m)
Fitted with 'gloss' style base, wall and drawer units with 'oak' style working surfaces, incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in electric oven below, extractor fan above, integrated dishwasher, wine cooler, under lighting to wall units, complementing tiling to splashback, 'oak' style laminate flooring, uPVC double glazed window, double radiator, glazed 'Georgian' style double opening door to hall, door to utility.

UTILITY
5'1 x 5'5 (1.55m x 1.65m)
'Oak' style working surface with inset single drainer stainless steel sink unit with mixer tap, fitted wall unit, space for appliances with plumbing for automatic washing machine, 'oak' style laminate flooring, single radiator, door with double glazed centre panel to rear garden.

FIRST FLOOR

LANDING
uPVC double glazed window, single radiator, built-in airing cupboard.

BEDROOM ONE (front)
10'10 x 15'9 (3.30m x 4.80m)
Built-in mirror fronted sliding wardrobes, three uPVC double glazed windows giving plenty of natural light, single radiator.

EN SUITE SHOWER ROOM/WC
5'1 x 8'3 (1.55m x 2.51m)
Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with sliding door and chrome mains shower fitting above, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, beautiful tiling to splashback, tiling to floor, uPVC double glazed opaque window, single radiator, shaver point.

BEDROOM TWO (rear)
13' x 7'11 (3.96m x 2.41m)
Built-in mirror fronted sliding wardrobes, uPVC double glazed window, single radiator.

BEDROOM THREE (rear)
8'5 x 8'11 (2.57m x 2.72m)
Built-in mirror fronted sliding wardrobes, uPVC double glazed window, single radiator.

BEDROOM FOUR (rear)
9'11 x 7' (3.02m x 2.13m)
uPVC double glazed window, single radiator.

BATHROOM/WC
5'6 x 8'2 (1.68m x 2.49m)
Fitted with a three piece white suite comprising: bath with tiled surround, mixer tap, chrome mains shower fitting above, protective glass shower screen, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, beautiful tiling to splashback, tiling to floor, uPVC double glazed opaque window, single radiator, extractor fan.

OUTSIDE
The front garden is open plan and laid mainly to lawn. A two car driveway leads to the double garage. The generous sized rear garden has an extensive lawned area with well established borders containing a wide variety of shrubs and flora with patio area, garden tap and gated access to the side. The garden also enjoys a high degree of privacy as it is not directly overlooked.

DOUBLE GARAGE (part integral)
17' x 17'2 (5.18m x 5.23m)
Two up and over doors, power points and electric light fitting, wall mounted gas fired central heating boiler, personal door to rear garden.

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.

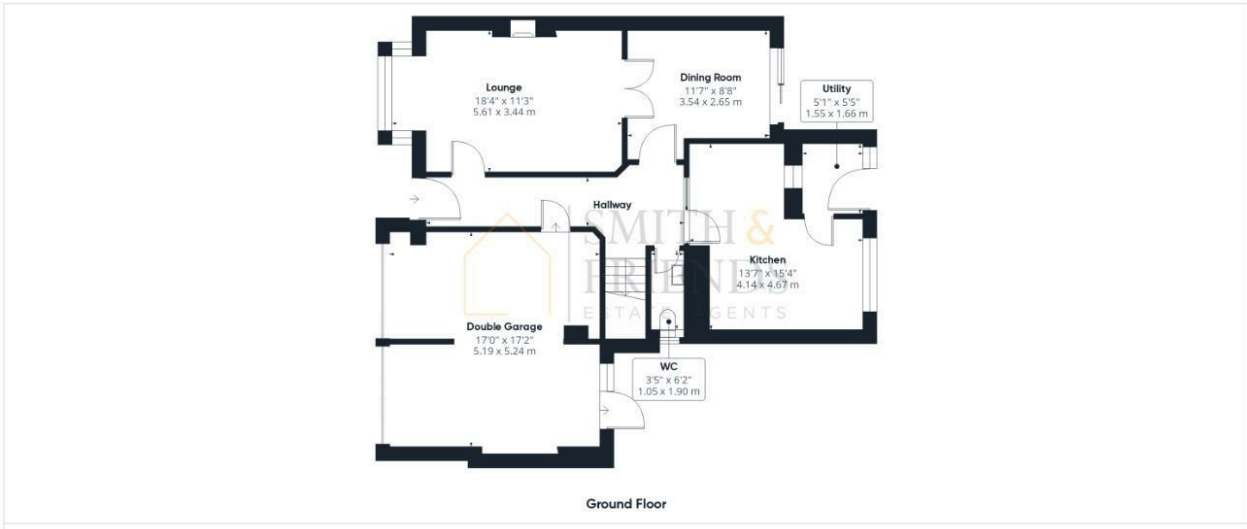














Approximate total area(1)

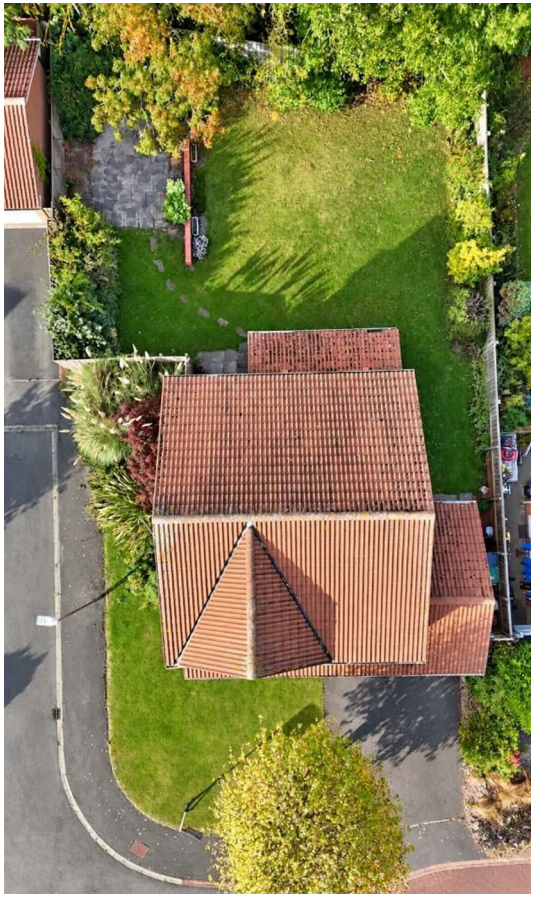
1549 ft²

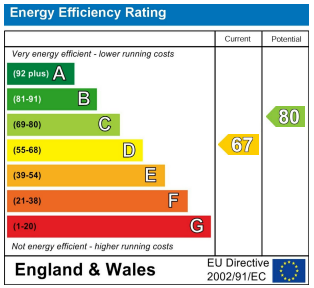
143.9 m²

(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.

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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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