



Redstart Close, Middle Warren, TS26 0SB  
4 Bed - House - Detached  
£229,950

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## Redstart Close Middle Warren, TS26 0SB

A rarely available FOUR BEDROOM detached property occupying a generous corner position. An ideal purchase for family requirements with spacious and well proportioned accommodation enhanced by a CONSERVATORY EXTENSION TO THE REAR & FEATURING TWO RECEPTION ROOMS. The original double garage being part converted by the current owner to allow the additional reception room alongside the single garage. The accommodation further benefits from a modern kitchen, gas central heating and uPVC double glazing. The internal layout comprises: entrance with stairs to the first floor and access to a generous through lounge/dining room measuring over 25ft in length, the lounge area including an attractive feature fire surround and electric fire, whilst the dining area has French doors leading to the conservatory extension. The kitchen/breakfast room is fitted with units to base and wall level with a range of integrated appliances. A useful utility room offers further space for free standing appliances and gives access to the ground floor cloakroom/WC. The additional sitting room/music room completes the ground floor, whilst to the first floor are four good sized bedrooms, the master with a modern en-suite shower room. The remaining bedrooms are served by the family bathroom. Externally is a low maintenance front which is part lawned with a triple car driveway allowing off street parking, whilst leading to the attached garage. The enclosed rear garden is predominantly lawned with a paved patio area. An area to the side of the property currently allows space for a useful storage shed and kennels. Redstart Close is located off Fieldfare Road in a popular area just off Throston Grange Lane close to the Bishop Cuthbert Estate.

















#### **ENTRANCE**

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, attractive wood flooring, stairs to the first floor with fitted carpet, coving to ceiling, single radiator.

#### **THROUGH LOUNGE/DINING ROOM 25'10 x 11'3 narrowing to 9'7 in dining area (7.87m x 3.43m narrowing to 2.92m in dining area)**

A generous through lounge/dining room with uPVC double glazed window to the front aspect, uPVC double glazed French doors into the conservatory extension, attractive feature fire surround with granite base and 'coal' effect electric fire, attractive wood flooring, coving to ceiling, television point, single radiator, additional convactor radiator, access to kitchen.

#### **CONSERVATORY EXTENSION 10'5 x 9'6 (3.18m x 2.90m)**

A uPVC double glazed conservatory extension offering a pleasant transition between the home and garden via French doors, fitted with modern laminate flooring, power points.

#### **KITCHEN/BREAKFAST ROOM 13'6 x 8'4 (4.11m x 2.54m)**

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting granite stone work surfaces in an 'L' shaped layout incorporating an inset single drainer ceramic sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, tiling to splashback, integrated fridge and freezer, three drawer unit to base level, tiled flooring, uPVC double glazed window to the rear aspect, coving to ceiling, double radiator, access to utility room.

#### **UTILITY ROOM 8'8 x 5'2 (2.64m x 1.57m)**

Matching units to base and wall level with space for washing machine and tumble dryer, tiling to splashback and flooring, uPVC double glazed side door to the garden, single radiator, access to:

#### **CLOAKROOM/WC**

Fitted with a two piece suite comprising: inset wash hand basin with chrome dual taps and vanity cabinet below, low level WC, tiling to splashback and flooring.

#### **SITTING ROOM/MUSIC ROOM 16'4 x 8' (4.98m x 2.44m)**

Ideal for family requirements and fitted with attractive wood flooring, uPVC double glazed window to the front aspect, inset spotlighting to ceiling, modern wall mounted vertical radiator.

#### **FIRST FLOOR: LANDING**

Fitted carpet, access to bedrooms and bathroom.

#### **BEDROOM ONE 12'1 x 11'7 (3.68m x 3.53m)**

A good sized master bedroom with uPVC double glazed window to the front aspect, built-in double wardrobe, fitted carpet, coving to ceiling, single radiator, access to en-suite.

#### **EN-SUITE SHOWER ROOM 7'7 into shower x 5'3 (2.31m into shower x 1.60m)**

Fitted with a three piece suite comprising: shower cubicle with chrome frame and space saving folding door, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, 'laminated' effect flooring, uPVC double glazed window to the front aspect, extractor fan, single radiator.

#### **BEDROOM TWO 14'6 x 8'8 (4.42m x 2.64m)**

A generous sized second bedroom with built-in double wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

#### **BEDROOM THREE 11'6 x 8'4 (3.51m x 2.54m)**

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

#### **BEDROOM FOUR 8'10 x 7' (2.69m x 2.13m)**

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

#### **BATHROOM 7'9 x 5'7 (2.36m x 1.70m)**

Fitted with a three piece suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

#### **OUTSIDE**

The property features a low maintenance, part lawned open plan front garden with a triple width driveway providing ample off street parking, whilst leading to the garage. A gate to the side of the property leads through to the generous enclosed rear garden which is predominantly lawned with paved patio area and fenced boundaries. A useful area to the side of the property currently offers space for a storage shed and kennels.

#### **GARAGE**

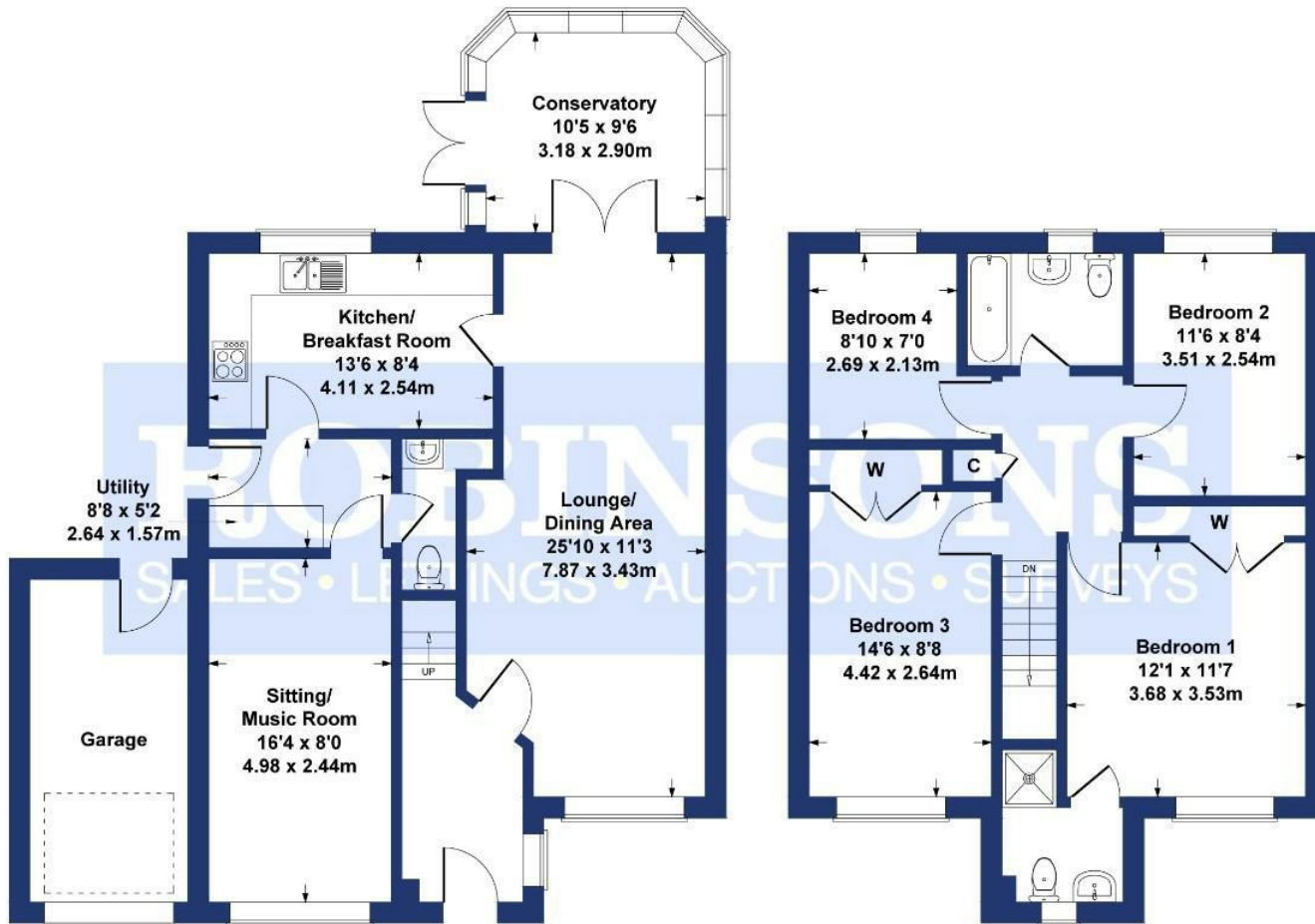
Accessed via roller shutter door to the front, personal door from the rear garden, electric light, power points, overhead storage space.





## Redstart Close

Approximate Gross Internal Area  
1560 sq ft - 145 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	72	
(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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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