



Newark Road, Fens, TS25 2JX
3 Bed - House - Detached
Offers In Excess Of £225,000

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Newark Road Fens, TS25 2JX

**** SIZEABLE PROPERTY WITH A LARGE SIDE EXTENSION **** An outstanding three bedroom detached house which benefits from a pleasing rural outlook from the front elevation. Newark Road can be found in the highly regarded Fens area of Hartlepool which offers local shopping facilities and schools within walking distance. Features include gas central heating via a replacement boiler, uPVC double glazing and has C.C.T.V. and a burglar alarm system included. This extremely spacious home briefly comprises: entrance porch which leads to the entrance hall with staircase to first floor. The home offers three reception rooms which provide versatile living accommodation, the lounge is of a generous size and has a 'period' style fire surround with living flame gas fire and French doors that lead to the large dining room having patio doors to the rear garden. The third reception room is located to the front of the property in the extension and lends itself to a number of uses due to its size. To complete the ground floor accommodation is a good sized kitchen which has been fitted with modern units and includes a built-in oven, hob and extractor. Located to the first floor are three bedrooms, plus a bathroom and separate WC which is fitted with a white suite and has an electric shower fitting over the bath. Externally are well cared for gardens to front and rear which have been designed for ease of maintenance. The good sized rear garden has a lawned area with a block paved area which offers ample off street car parking via impressive double opening wooden gates. It also gives access to the large single garage which has a remote controlled roller shutter door. Another pleasing feature of this property is its outlook from the front elevation onto countryside which is ideal for leisurely walks. Fitted carpets and blinds are included in the asking price. Internal viewing is a must to fully appreciate the position and size of this property.









GROUND FLOOR

ENTRANCE PORCH

Recently fitted composite entrance door with double glazed inserts, door to:

ENTRANCE HALL

Staircase to first floor.

GENEROUS SIZED LOUNGE

16' x 12'2 narrowing to 10'3 overall (4.88m x 3.71m narrowing to 3.12m overall)

White 'traditional' style fire surround with conglomerate marble tiled hearth and upstand area, inset living flame gas fire, large window giving plenty of natural light and having an open outlook, glazed 'Georgian' style doors with matching side screens to:

LARGE DINING ROOM

10'7 x 18'7 overall (3.23m x 5.66m overall)

Two built-in storage cupboards, patio door to rear garden,.

FAMILY ROOM (front)

12'11 x 8'2 overall (3.94m x 2.49m overall)

This room lends itself to a number of uses.

KITCHEN EXTENSION

12'5 x 8' overall (3.78m x 2.44m overall)

Fitted with a modern range of cream 'shaker' style base, wall and drawer units with 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, brushed stainless steel to splashback with matching 'chimney' style canopy housing illuminated extractor fan above, space with plumbing for automatic washing machine, LED lighting to kickboards, uPVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Hatch to a boarded loft area with electric light fitting, built-in storage cupboard.

BEDROOM 1 (front)

12'10 x 11'5 overall (3.91m x 3.48m overall)

Large window having a pleasing rural outlook.

BEDROOM 2 (rear)

11'11 x 11'8 overall (3.63m x 3.56m overall)

Built-in storage cupboard.

BEDROOM 3 (front)

9'3 x 7'1 max dimensions (2.82m x 2.16m max dimensions)

Built-in storage cupboard housing wall mounted gas central heating boiler.

FAMILY BATHROOM

Fitted with a white suite comprising: panelled bath with electric shower fitting over, pedestal wash hand basin, attractive tiling to walls, extractor fan.

SEPARATE WC

White close coupled WC, tiling to walls.

OUTSIDE

The property has well cared for gardens to front and rear. The front garden benefits from a recently built brick boundary wall with personal gate and is laid mainly to lawn. The front elevation enjoys a high degree of privacy as it is not directly overlooked. The enclosed rear garden has been designed for ease of maintenance and has double opening wooden gates giving access to the garden and detached garage. The garden has been designed for ease of maintenance and has a lawned area, with a large block paved area which provides off street car parking for several vehicles. External tap, gated access to front.

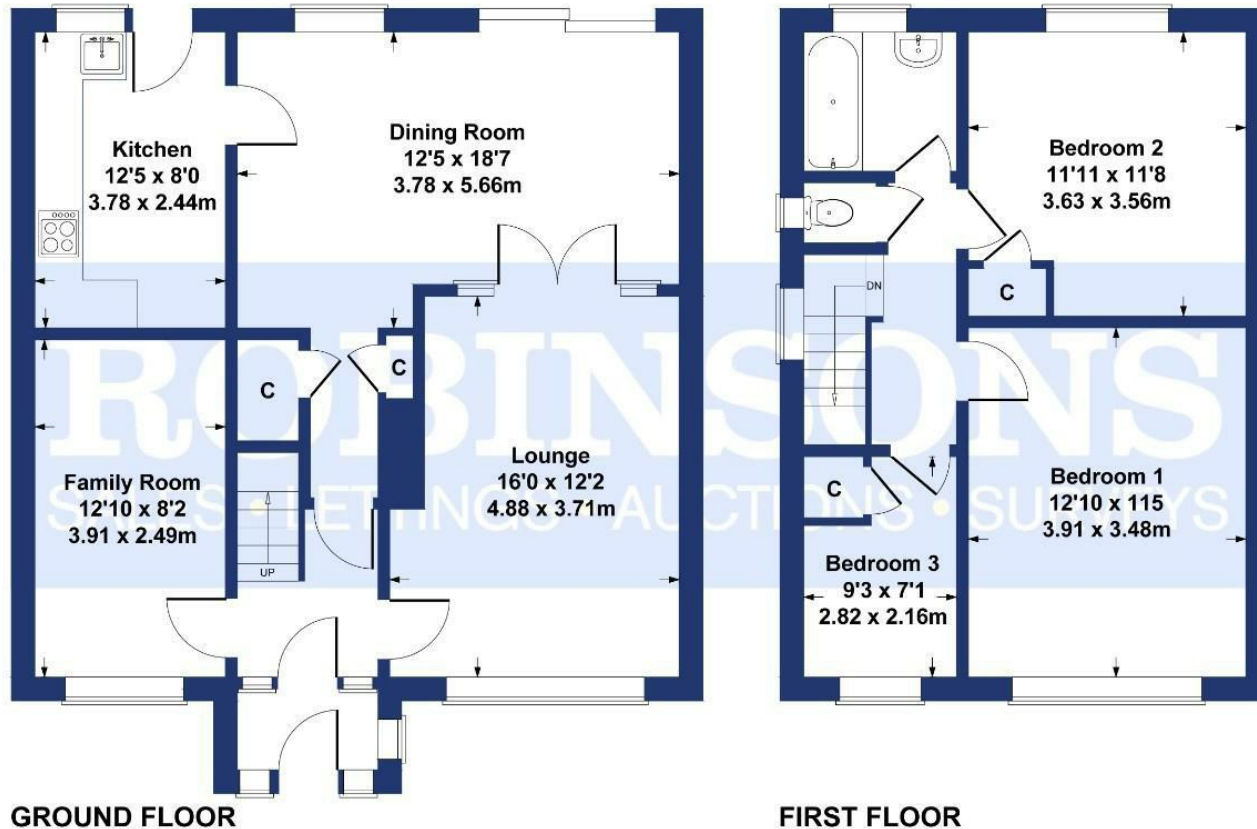
DETACHED SINGLE GARAGE

16'10 x 8'6 overall (5.13m x 2.59m overall)

Remote controlled roller shutter door, power points and electric light fitting, wall mounted electric heater, vent for tumble dryer.

Newark Road Hartlepool

Approximate Gross Internal Area
1260 sq ft - 117 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		
(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. 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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