



College Close, Dalton Piercy, TS27 3JA  
4 Bed - House - Detached  
Or Nearest Offer £339,950

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## College Close Dalton Piercy, TS27 3JA

\*\*\* SUPERB VILLAGE LOCATION \*\*\* EXTENDED ACCOMMODATION \*\*\* An extremely impressive and significantly improved four bedroom detached house which occupies a large plot. It benefits from mature gardens to three sides, with the side and rear gardens enjoying a private and sunny aspect. A four car driveway leads to the double garage. The ground floor accommodation has been extended and now boasts three good sized reception rooms plus a conservatory which offers versatile living accommodation. Another pleasing feature of this home is its stunning kitchen/breakfast room which has been well fitted with modern units including built-in appliances and has a part vaulted ceiling with Velux roof windows which give plenty of natural light. The location will also attract interest as it can be found on the outskirts of Dalton Piercy and is well placed to the A19 for fast commuting north and south. It is located in a cul de sac overlooking a grassed area which makes this an ideal purchase for young families, etc. The floor plan briefly comprises: inviting reception hall which has a beautiful high ceiling with staircase to the first floor and a modern cloakroom/WC. Huge lounge/dining room which is 32' in length and leads to the delightful uPVC double glazed conservatory. A good sized family room is located to the front of the property, with the dining room located to the rear and is access via the kitchen. The modern kitchen/breakfast room is the 'heart of the home' and includes a built-in double oven, hob, extractor, integrated fridge and separate freezer. To complete the ground floor accommodation is a useful utility room which gives access to the integral double garage. Located to the first floor are four double bedrooms plus an outstanding bathroom/WC which has been fitted with a quality white suite with 'cherry wood' style vanity units. Other features include gas central heating via a combination boiler, uPVC double glazing, CWI and solar panels. NO CHAIN INVOLVED.

















#### **ENTRANCE HALL**

Panelled entrance door, tall ceiling offering plenty of natural light with staircase to first floor, under stairs storage cupboard.

#### **MODERN CLOAKROOM/WC**

Fitted with a modern two piece white suite comprising: inset wash hand basin with chrome mixer tap and 'cherry wood' style unit below, concealed WC with matching back, 'granite' effect top, chrome heated towel radiator, impressive tiling to part walls.

#### **EXTENDED THROUGH LOUNGE/DINING ROOM**

32'0 x 13'0 (9.75m x 3.96m)

Modern feature fireplace with electric 'coal' effect fire, door to conservatory, French doors to rear garden.

#### **uPVC DOUBLE GLAZED CONSERVATORY**

9'7 x 9'6 (2.92m x 2.90m)

Dwarf brick wall construction, French door to rear garden.

#### **FAMILY ROOM (front)**

14'11 x 9'1 (4.55m x 2.77m)

A versatile room lending itself to a number of uses.

#### **STUNNING KITCHEN/BREAKFAST ROOM**

16'5 x 16'0 (5.00m x 4.88m)

Extended and refitted with quality 'cream' gloss style base, wall and drawer units with large stainless steel handles, 'granite' effect work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double Hotpoint electric oven with separate four ring ceramic hob, three speed 'chimney' style extractor hood over in brushed stainless steel, integrated fridge and freezer, attractive 'brick' style tiling to splashback, centre island with breakfast bar area.

#### **DINING ROOM (rear)**

10'7 x 10'7 (3.23m x 3.23m)

Door to rear garden.

#### **UTILITY ROOM**

8'7 x 14'2 (2.62m x 4.32m)

Fitted with 'oak' style units with stainless steel handles, 'granite' effect work surfaces incorporating an inset single drainer sink unit with mixer tap, separate fitted worktop with space and plumbing for automatic washing machine below, space for tumble dryer, tiling to splashback.

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

Built-in shelved storage cupboard, hatch to loft space which has a boarded floor area.

#### **BEDROOM 1 (front)**

11'8 x 12'1 (3.56m x 3.68m)

#### **BEDROOM 2 (rear)**

10'9 x 12'2 (3.28m x 3.71m)

#### **BEDROOM 3 (side)**

11'3 x 8'10 (3.43m x 2.69m)

Built-in wardrobe.

#### **BEDROOM 4 (rear)**

8'11 x 8'2 (2.72m x 2.49m)

#### **OUTSTANDING FAMILY BATHROOM/WC**

Refitted with a quality four piece suite comprising: panelled bath with chrome mixer tap and shower attachment, separate shower cubicle with chrome mains shower, inset wash hand basin with chrome mixer tap and 'cherry wood' style unit below, concealed WC with matching back, 'granite' effect top.

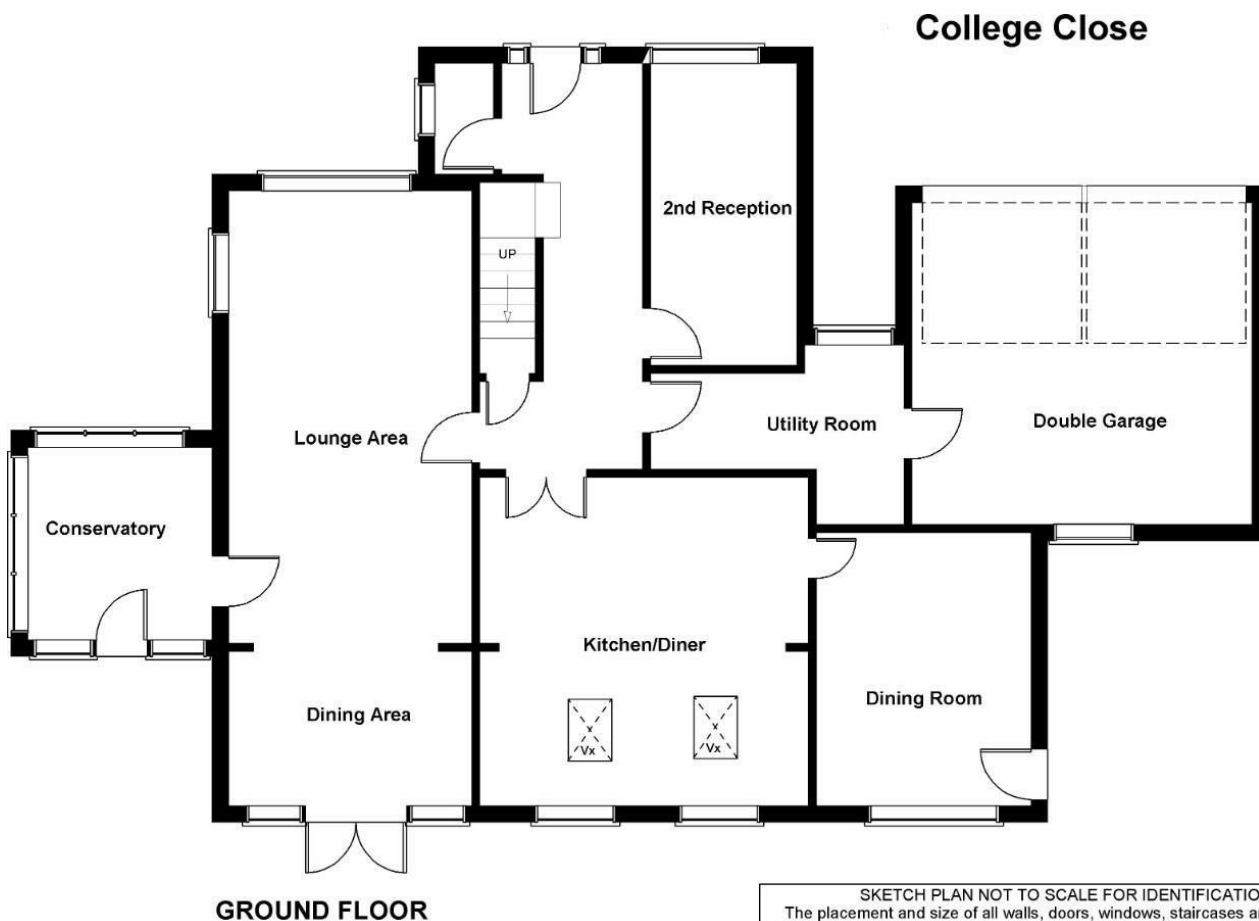
#### **OUTSIDE**

The property benefits from gardens to three sides. The front garden is open plan and laid to lawn with a four car blocked paved driveway leading to the double garage. The generous sized rear and side gardens have a sunny aspect and offer a high degree of privacy with mature trees, shrubbery, large lawn, patio area, security lighting, fenced boundaries and gated access.

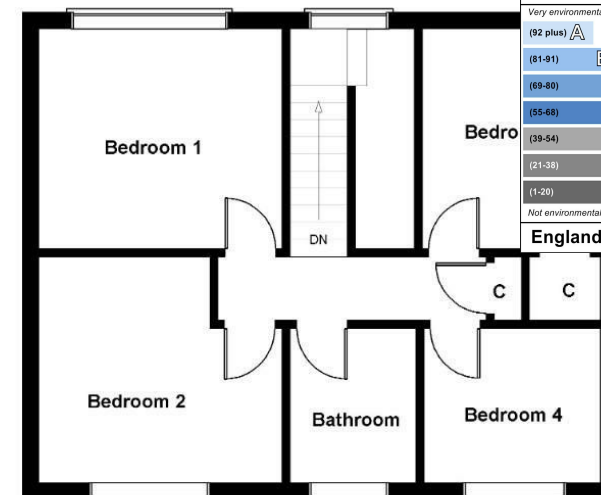
#### **ATTACHED DOUBLE GARAGE**

16'4 x 16'9 (4.98m x 5.11m)

With remote controlled electric up and over door, hardwood single glazed window to the rear aspect, electric light, power points, wall mounted Baxi gas combination boiler.



College Close



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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		80
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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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. 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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