



**32 Nightingale Close**  
**Hartlepool, TS26 0HL**

**£395,000**

**Energy Rating : C**



# 32 Nightingale Close

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## Description

Location, Location, Location! Have you been searching for the perfect family home packed with quality & luxury but without compromising on space & practicalities? Then have a look at what this stunning home has to offer! Residing on a fantastic SOUTH-facing plot in a glorious position on a super highly sought after development this executive home has it all providing the perfect example of how modern aesthetics blend seamlessly with traditional features. Detached properties of this calibre are few and far between and MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, home office/snug, living room, dining room, garden room and modern fitted kitchen/breakfast area with utility room. To the first-floor; master bedroom with quality fitted wardrobes and luxury en-suite shower room/WC. Three further double bedrooms and family bathroom/WC. Externally; extensive double width driveway, double detached garage, beautiful & mature gardens with the rear affording complete privacy and boasting a SOUTH-facing aspect.

## Accommodation

### Hallway

Upvc double glazed entrance door to the front with adjacent glazed surround, single radiator, attractive spindle staircase to the first floor and decorative ceiling coving. Independent access to all rooms including the downstairs cloakroom.

### Downstairs Cloakroom

Fully tiled modern white suite comprising of a floating push button wc, floating wash hand basin with mixer tap, chrome towel radiator and a upvc double glazed window to the side.

### Home Office/Snug 8' 2" x 9' 2" (2.49m x 2.79m)

Upvc double glazed window to the front, double radiator and a practical and quality built in office style furniture including desk, base storage and drawer units. Decorative ceiling coving.

### Living Room 11' 6" x 19' 4" (3.50m x 5.89m)

Warm and cosy room with a upvc double glazed window to the front, two radiators, wall mounted gas fire with decorative surround and decorative ceiling coving. Double doors to the dining room.

### Dining Room 11' 6" x 10' 9" (3.50m x 3.27m)

Two upvc double glazed windows to the side, double radiator and decorative ceiling coving. Double doors giving access to the garden room.

### Garden Room 16' 2" x 11' 2" (4.92m x 3.40m)

Light and airy room with two upvc double glazed windows to the side, upvc double glazed window to the opposite side, two upvc double glazed windows to the rear and upvc double glazed french doors to the rear which give an effortless connection to the rear garden. Karndean flooring and access to the kitchen.

### Modern Fitted Kitchen/Breakfast Area 14' 10" x 20' 2" (4.52m x 6.14m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Plinth heater, two bowl stainless steel inset sink unit with mixer tap, integrated dishwasher, space for a range style cooker with stainless steel splash back and cooker hood over. Stylish tiled flooring, downlights, useful understairs storage cupboard and two upvc double glazed windows to the rear.

### Utility Room 8' 9" x 5' 9" (2.66m x 1.75m)

Range of wall units, laminate worktops and complimenting tiled splash backs. Adequate space, plumb and ventilation for both a washing machine and a tumble dryer. Space for an American fridge freezer, wall mounted gas central heating boiler, single radiator, stylish tiled flooring, extractor unit and a upvc double glazed entrance door to the side with an adjacent glazed surround.

## First Floor

### Landing

Independent access to all rooms and a partially boarded loft space. Useful storage cupboard which houses the hot water tank.

### Master Bedroom 18' 2" x 11' 9" (5.53m x 3.58m)

Upvc double glazed window to the front, single radiator and quality fitted wardrobes.

### Luxury En-Suite Shower Room

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Modern white suite comprising of a double shower cubicle, vanity wash hand basin with mixer tap, push button wc, chrome towel radiator, stylish tiled flooring and surrounds. Extractor unit and a upvc double glazed window to the front.

### **Bedroom 2** 8' 5" x 13' 5" (2.56m x 4.09m)

Upvc double glazed window to the rear, single radiator and quality fitted bedroom furniture.

### **Bedroom 3** 11' 2" x 11' 9" (3.40m x 3.58m)

Upvc double glazed window to the front, single radiator and quality fitted bedroom furniture.

### **Bedroom 4** 8' 5" x 10' 8" (2.56m x 3.25m)

Upvc double glazed window to the rear, single radiator and quality fitted wardrobes.

### **Family Bathroom**

Fully tiled modern white suite comprising of a "P" shaped panel bath with mixer tap, overhead shower and shower screen. Vanity unit housing the wash hand basin with mixer tap, push button wc and base storage units. Chrome towel radiator, extractor unit and a upvc double glazed window to the rear.

### **Externally**

#### **Driveway**

Extensive double width driveway leading to a detached garage and offers ample off street parking.

#### **Double Detached Garage**

Two up and over doors, power/light, overhead storage and a side courtesy door.

#### **Gardens**

The front garden is laid to an open mature lawn with side privacy hedge and a block paved footpath leading to the front door. The rear garden enjoys a fantastic degree of privacy is larger than average and benefits from a South facing aspect making it ideal for the sun worshippers. Beautifully landscaped beginning with a block paved patio area which is encapsulated by an attractive dwarf wall before leading onto a mature lawn with attractive borders filled with array of shrubs, plants and a rear privacy hedge. Further boasting side service area, garden shed, outside tap, security lighting and side access gate.

#### **Council Tax Band**

Council tax band:- F

#### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

#### **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

#### **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Viewing Arrangements

Tel: 01287 630733

Email: [teesside@selectiv.co.uk](mailto:teesside@selectiv.co.uk)

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.