



The Spinney, Hartlepool TS26 0AW

welcome to

The Spinney, Hartlepool

An exceptional, 5 bedroomed detached family home with beautiful extended accommodation. The home occupies a generous sized plot which has been significantly upgraded, cleverly configured and tastefully appointed throughout.

Entrance Hall

Accessed via composite door to front, window to side, bespoke glass and solid oak staircase leading to first floor, coved cornicing.

Cloakroom

Wall mounted wash hand basin, low level low flush WC, extractor, coved cornicing, radiator.

Reception Room 1 / Dining

16' 9" maximum x 14' 9" maximum (5.11m maximum x 4.50m maximum)
2 Velux windows, window to side, french doors to rear, 2 radiators, spotlights, overlooking the garden.

Reception Room 2 / Office

11' 5" x 10' 5" (3.48m x 3.17m)
Currently used as a study, window to front, coved cornicing, radiator.

Kitchen / Diner / Living

33' 9" narrowing to 11ft 8in x 19' 9" narrowing to 12ft 9in (10.29m narrowing to 11ft 8in x 6.02m narrowing to 12ft 9in)

L shaped, fitted with a range of wall and base units with complimenting granite working surfaces and matching upstands, 1. 1/2 sink drainer with mixer tap, integrated dishwasher, two fridges, two freezers, Rangemaster with matching splashback and chimney style extractor over, breakfast bar, coved cornicing, spotlights. Fireplace with gas fire, two french doors to rear, window to front, coved cornicing, 2 radiators.

Inner Lobby

Radiator, coved cornicing.

Utility Room

5' 7" x 10' 7" (1.70m x 3.23m)
UPVC double glazed window to side, wall and base units with contrasting working surfaces, stainless steel sink drainer unit with mixer tap, chrome heated towel rail, recess and plumbing for washing machine, coved cornicing.

First Floor

Galleried Landing

Loft access, radiator, coved cornicing, double storage cupboard.

Bedroom 1

15' 8" x 15' maximum (4.78m x 4.57m maximum)
Window to rear, coved cornicing, spotlights, radiator, arch leading to:-

En Suite

Stand alone bath with mixer tap and spray attachment, His and Hers wall mounted wash hand basins with mixer tap, low level low flush WC, chrome heated towel rail, spotlights, 2 windows to front, attractive tiling to wall and floor.

Bedroom 2

12' 3" x 15' 9" maximum (3.73m x 4.80m maximum)
Window to rear, built in wardrobe, coved cornicing, radiator, access to Jack and Jill ensuite bathroom.

Jack & Jill Bathroom

Serving bedroom 2 and 3, low level low flush WC, vanity wash hand basin with mixer tap, bath with mixer tap and spray attachment, spotlights, chrome heated towel rail, window to rear.





Bedroom 3

17' 6" including wardrobe x 9' 6" maximum (5.33m including wardrobe x 2.90m maximum)

Window to rear, fitted wardrobes and built in wardrobes, coved cornicing, radiator, access to Jack and Jill bathroom.

Bedroom 4

10' 9" x 9' 9" (3.28m x 2.97m)

Window to front, coved cornicing, radiator.

Bathroom

Double width shower cubicle with mains shower, vanity wash hand basin with mixer tap and built in storage, low level low flush WC, stand alone bath with mixer tap, spotlights, chrome heated towel rail, loft access, window to front.

Bedroom 5

11' 6" x 8' 9" (3.51m x 2.67m)

Window to front, coved cornicing, built in cupboard, radiator.

Externally

Front Garden

lawn area surrounded with shrubbery, block paved driveway for multiple vehicles.

South Facing Rear Garden

Beautifully manicured garden, raised lawn area, surrounded by mature trees and shrubbery, covered seating area, boasting a high degree of privacy.

Summerhouse

Sauna room.

Double Garage

Roller shutter door, boiler.



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welcome to

The Spinney, Hartlepool

- SIGNIFICANTLY EXTENDED AND UPGRADED
- DRIVEWAY FOR 4 VEHICLES
- BESPOKE GLASS & SOLID OAK STAIRCASE
- BEAUTIFUL SOUTH FACING GARDENS COMPLETE WITH SUMMERHOUSE
- SOUGHT AFTER LOCATION IN WEST PARK

Tenure: Freehold EPC Rating: C

£550,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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