



Mayfair Gardens, Hartlepool TS26 0DT

welcome to

Mayfair Gardens, Hartlepool

An extraordinary and extended six-bedroom luxury detached home, situated in a peaceful cul-de-sac within an exclusive modern development. This stunning property has been further enhanced since its recent construction, including the addition of a bespoke second floor with two extra bedrooms.

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Entrance Hallway

Composite door to front, oak and glass staircase, radiator, high gloss porcelain tiled flooring, cloaks cupboard.

Study

9' 3" x 8' 1" (2.82m x 2.46m)
Window to front, radiator.

Guest Wc

Window to side, wall mounted wash hand basin with mixer tap, low level low flush wc, radiator, extractor fan, spotlighting, feature mirrored wall.

Utility

6' 3" x 6' 2" (1.91m x 1.88m)
Fitted with a range of wall and base units with working surfaces, plumbing and recess for washing machine, door to side, radiator, 'Vaillant' boiler.

Front Reception Room

20' 6" x 15' 5" Excluding recess (6.25m x 4.70m Excluding recess)
Accessed via oak double doors, two windows to front, window to side, media wall with inset living flame plasma fire, modern feature illuminated storage to alcoves, recess spotlighting to ceiling.

Kitchen/ Dining/ Living Room

Open plan design, two windows to rear, fitted with a range of wall and base units with granite working surfaces, under unit lighting, breakfast bar incorporating storage beneath and 'Neff' induction hob with extractor hood over, integrated

fridge/freezer, two ovens, plate warmer, dishwasher and wine cooler, inset 1 1/2 bowl sink/drain unit with mixer tap, bi-folding doors overlooking rear garden, feature wall, storage cupboard, spotlighting to ceiling, three radiators, high gloss porcelain tiled flooring.

First Floor

Landing

Window to front, radiator, spotlighting, storage cupboard.

Master Bedroom

22' 6" Max x 16' 7" (6.86m Max x 5.05m)
Window to side, 'Velux' window to rear, beautifully arranged to discrete wall to wall fitted wardrobes, radiator.

Ensuite

His & Hers 'Laufen' vanity wash hand basin with two drawer storage, walk in double width shower , low level low flush wc, glass shelving to recess, chrome heated towel rail,

Family Bathroom

Panelled bath, 'Laufen' vanity wash hand basin with mixer tap and two drawer storage, low level low flush wc, spotlighting, chrome heated towel rail, feature mirrored wall, window to side.

Bedroom 2

11' 7" Max x 13' 10" Max (3.53m Max x 4.22m Max)
Window to rear, radiator, walk in wardrobe with fitted storage.





Ensuite

Window to side double walk in shower cubicle, low level low flush wc, 'Laufen' vanity wash hand basin with mixer tap and two drawer storage, chrome heated towel rail, spotlighting to ceiling.

Bedroom 3

14' 6" x 9' 10" Excluding wardrobes (4.42m x 3.00m Excluding wardrobes)

Window to rear, wall to wall fitted wardrobes and storage, radiator.

Ensuite

Corner shower cubicle, low level low flush wc, 'Laufen' vanity wash hand basin with mixer tap and two drawer storage, feature mirrored wall, chrome heater towel rail, 'Velux' window.

Bedroom 4

9' 5" x 9' 2" (2.87m x 2.79m)

Currently used as an dressing room filled with en extensive range of robes, vanity area, radiator, window to front.

Second Floor

Landing

Porthole style skylight.

Bedroom 5

12' 3" Max x 12' 6" Max (3.73m Max x 3.81m Max)

Velux window to front.

Bedroom 6

13' 3" Max x 13' 8" Max (4.04m Max x 4.17m Max)

Eaves storage space to both aspects, velux window to front, spotlighting, radiator.

Externally

Rear Garden

Fully landscaped including stone patio areas, sunken hot tub, shed, sauna, outdoor kitchen area with pizza oven and BBQ, lawn area, play area, planted borders, access to garage via composite door, outside lighting, solar panels to roof owned outright.

Front Garden

Double driveway to accommodate 6 cars, double detached garage, lawn area.



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Mayfair Gardens, Hartlepool

- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- SEPARATE LOUNGE WITH MEDIA WALL
- 2 ENSUITES
- LANDSCAPED REAR GARDEN WITH OUTSIDE KITCHEN & HOT TUB
- DOUBLE GARAGE & DOUBLE DRIVE

Tenure: Freehold EPC Rating: A

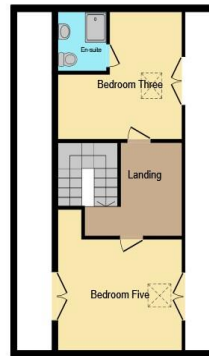
£700,000



Ground Floor



First Floor



Second Floor

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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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