



The Grove, Hartlepool TS26 9NE

welcome to

The Grove, Hartlepool

Welcome to this exceptional bay-fronted, four-bedroom extended semi-detached family home, seamlessly blending timeless charm with modern comforts. This remarkable home is perfectly suited to modern family living, offering both elegance and practicality in an enviable location.

Entrance Vestibule

Entered via composite door to front, with UPVC double glazed window, dado rail, tiled flooring and door leading to:

Reception Hallway

Featuring period wall panelling with picture rail, oak flooring, radiator, coved cornicing and large under-stairs storage cupboard.

Front Reception

13' 3" (into alcove) x 16' 3" (into bay) (4.04m (into alcove) x 4.95m (into bay))

Bay fronted UPVC double glazed windows, oak flooring, dado rail, half height wall panelling, radiator, coved cornicing & the main focal point - the log burner with slate hearth & oak mantle.

Rear Reception

20' 6" (max.) x 13' 3" (into alcove) (6.25m (max.) x 4.04m (into alcove))

UPVC double glazed windows from floor to ceiling and french doors to rear, leading to the west facing rear garden offering lots of natural light, oak flooring, coved cornicing, radiator, solid fuel fireplace.

Breakfasting Kitchen

21' 6" (max.) x 10' 5" (narrowing to 9'9") (6.55m (max.) x 3.17m (narrowing to 9'9"))

Boasting stunning shaker style cabinetry with 'sparkle' white granite worktops, with matching upstands and splashback, this kitchen plays host to a range of integrated appliances, including full height fridge, full height freezer, dishwasher, microwave, oven and 4 ring induction hob with extractor fan over. Further offerings include a matching breakfast bar, 1 ½ sink with grooved drainer, Modular LVT flooring, spotlighting, under

unit lighting, radiator, and UPVC double glazed window to side. Door to utility and open to:

Family Room

12' 2" x 9' 4" (3.71m x 2.84m)

Modular LVT flooring, 2 vertical radiators, coved cornicing and double-glazed French doors to rear, leading to the garden.

Utility

8' 3" x 4' 11" (increasing to 8'6") (2.51m x 1.50m (increasing to 8'6"))

Featuring wall and base units matching the kitchen's theme, as well as those sparkle white granite worktops, whilst offering space for a washing machine and tumble dryer to be housed in the base units. Again, you will find Modular LVT flooring, UPVC double glazed window to rear, radiator, door to the rear garden and the boiler which is housed in a wall unit. Door to:

Guest Wc

Offering a low level, low flush WC, wash has basin with mixer tap, partially tiled walls with white Metro-brick tiling, Modular LVT flooring, UPVC double glazed opaque window to side, radiator and extractor fan.

Study (on Quarter Landing)

5' 4" x 5' 8" (1.63m x 1.73m)

Entered via characterful door with custom stained-glass window, this room proves a multitude of uses, offering carpet, radiator, coved cornicing and UPVC double glazed window to front.

Landing

Stairs from hallway. Stunning feature-stained glass window, staircase to second floor.





Bedroom 1

14' 2" (max. into alcoves) x 13' 3" (plus recess) (4.32m (max. into alcoves) x 4.04m (plus recess))
UPVC double glazed window to front, carpet, radiator, built in storage cupboard, radiator.

Bedroom 2

13' 11" (plus bay) x 11' 1" (to front of wardrobes) (4.24m (plus bay) x 3.38m (to front of wardrobes))
Fitted with a range of bespoke shaker style wardrobes with copper hardware, as well as a freestanding dressing table, bedside cabinets and bedframe to match. This room also offers a bay to the rear, fitted with UPVC double glazed windows, carpet, coved cornicing and radiator.

Bedroom 3

12' 3" x 9' 5" (plus bay) (3.73m x 2.87m (plus bay))
Fashionable bedroom offering a bay to the rear fitted with UPVC double glazing, carpet, radiator and coved cornicing.

Bedroom 4

9' 2" x 12' 3" (2.79m x 3.73m)
Fitted with carpet, UPVC double glazed windows to front, radiator and coved cornicing.

Bathroom

Sumptuous bathroom boasting a 4-piece suite, kitted out with gold hardware throughout, including a tiled walk-in shower with rainfall shower and handheld attachment, rolltop bath, low level low flush WC, vanity unit with mixer tap. You will also find a decorative feature wall, luxury wood patterned flooring, gold towel rail, coved cornicing and 2 UPVC double glazed opaque windows to side.

Loft Space

20' 8" x 14' 9" (reducing to 10'3") (6.30m x 4.50m (reducing to 10'3"))
Fitted with carpet, 2 Velux skylights and 3 large storage areas into the eaves. (Restricted head height). Extra insulation has been installed.

Front Garden

Offering a block-paved driveway with a brick enclosed lawn featuring decorative shrubbery and access to the garage.

Rear Garden

A Gardener's Delight! This west facing rear garden offers a split-level approach with steps from the Yorkshire stone patio, up to the lawn, hosting a huge range of decorative shrubbery and mature trees, including palm & fruit trees. Furthermore, the patio caters for a hot tub, featuring Bluetooth speakers and mood lighting. Additional offerings include external power points, lighting, outdoor tap, 2 rendered feature walls, as well as mood lighting.

Garage

Wider than your standard garage, offering access via electric remote controlled roller door and composite door to the front, with a UPVC door to the rear, giving access to the path to the rear garden. Further benefits include fitted units and worktop as well as power and lighting.

Additional Information

The property also benefits from CCTV cameras and Solar Panels (owned) to the rear elevation.

Additional Inclusions:

Chandeliers and additional light fittings can be included in the sale, along with selected white goods, curtains, and blinds-subject to agreement at the offer stage.

Agents Note

Disclaimer:

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.



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The Grove, Hartlepool

- SIGNIFICANTLY UPGRADED
- EXTENDED
- PREMIUM LOCATION
- HIGH QUALITY FIXTURES & FITTINGS
- WEST FACING GARDEN

Tenure: Freehold EPC Rating: Awaited

£450,000



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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Property Ref:
HAR117858 - 0008

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