



**De Havilland Way, Hartlepool TS25 2DW**



**welcome to**

## **De Havilland Way, Hartlepool**

Well-presented four-bedroom detached family home, ideally positioned in the sought-after coastal location of Seaton Carew. Built by Taylor Wimpey to their highly regarded 'Eynsham' design, this impressive property offers spacious and versatile accommodation, perfect for modern family living.

### **Entrance Hallway**

Entered via composite double glazed door, stairs to first floor, radiator, doors leading to lounge, kitchen and ground floor wc, laminate flooring.

### **Ground Floor Wc**

Low level low flush wc, radiator, vinyl flooring, pedestal wash hand basin with tiled splashback, extractor fan.

### **Lounge**

10' 9" x 18' 3" ( 3.28m x 5.56m )  
UPVC double glazed window to front, radiator, TV point, laminate flooring, double internal doors leading to the dining room.

### **Dining Room**

9' 9" x 9' 8" ( 2.97m x 2.95m )  
UPVC double glazed window to the rear, radiator, laminate flooring, door leading to the kitchen, double doors through to lounge.

### **Kitchen/ Diner**

16' 8" x 9' 8" ( 5.08m x 2.95m )  
UPVC double glazed window to rear, UPVC double glazed door to rear, tiled flooring, radiator, space for dining table, a range of white wall and base units with complimenting working surfaces, tiled splashback, space for American style fridge freezer, inset electric oven, 4 ring gas hob with feature glass splashback, stainless steel sink/drainer with swan neck mixer tap, plumbing and recess for washing machine.

### **First Floor**

### **Landing**

Stair from hallway, loft hatch access, built in storage

cupboard housing boiler, radiator, doors leading to all principal rooms, storage cupboard.

### **Bedroom 1**

15' 2" Max x 12' 10" Max ( 4.62m Max x 3.91m Max )  
UPVC double glazed window to front, radiator, part restricted floor space due to bulk head, shelving to recess, door leading to ensuite.

### **Ensuite**

UPVC double glazed window to side, pedestal wash hand basin with tiled splashback, low level low flush wc, radiator, laminate flooring, double shower cubicle with concertina glass screen, hand held shower attachment with tiled surround to shower.

### **Bedroom 2**

9' 2" Excluding door recess x 13' 8" Max ( 2.79m Excluding door recess x 4.17m Max )  
Two UPVC double glazed windows to the front, radiator, part restricted floor space due to the bulk head, access to ensuite.

### **Ensuite**

UPVC double glazed window to side aspect, pedestal wash hand basin with tiled splashback, low level low flush wc, shower cubicle with hand held shower attachment and tiled surround, laminate flooring.

### **Bedroom 3**

8' 5" x 10' 11" ( 2.57m x 3.33m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 4**

8' 11" x 10' 5" ( 2.72m x 3.17m )  
UPVC double glazed window to rear, radiator.





### **Family Bathroom**

UPVC double glazed window to rear, low level low flush wc, pedestal wash hand basin with tiled splashback, panelled bath with half tiled surround, laminate flooring, radiator.

### **Externally**

### **Rear Garden**

South Facing with a range of patio areas , shaped artificial lawn areas, raised planting to both sides with mature planting , range of palms, monkey tree and Yuccas, bin storage, decked corner with storage and seating, beautiful summer house to the rear with power and lighting, wooden gate leading to the front of the property for access.

### **Front Garden**

Low maintenance with artificial lawn, mature planting with stone bed edging to the front , double width driveway leading to the integrated garage.

### **Garage**

With up and over door.



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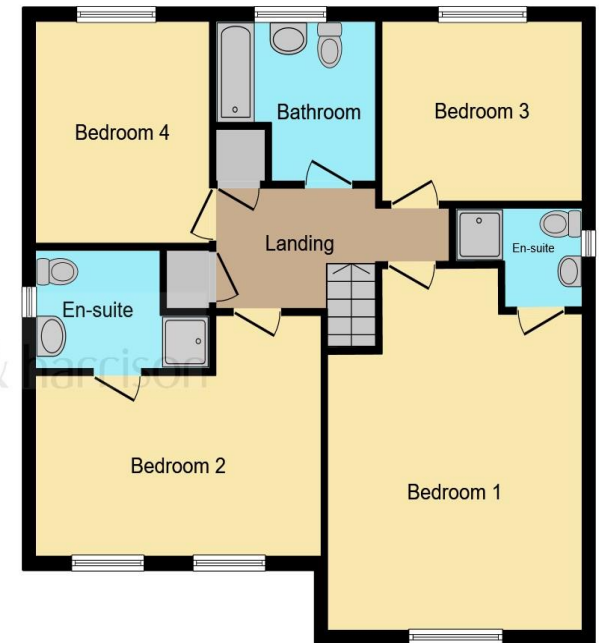
- TWO RECEPTION ROOMS
- BREAKFASTING/ KITCHEN
- TWO ENSUITES
- SOUTH FACING REAR GARDEN
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

**£250,000**



**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](http://www.focalagent.com)

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