



Chaplin Lane, Hartlepool TS26 0FN

welcome to

Chaplin Lane, Hartlepool

Desirably located on West Park, this attractive and well presented, ready to move into family home offers an ideal opportunity for those seeking space, comfort and convenience.

Entrance Hallway

Entered via composite double glazed door, stairs to first floor, door leading to lounge, door leading to study, door leading to downstairs WC and kitchen, built in understairs storage cupboard, radiator, karndeian flooring.

Lounge

12' 7" x 15' 5" excluding bay window (3.84m x 4.70m excluding bay window)
UPVC double glazed bay window to front, 2 radiators, TV point, karndeian flooring.

Study

6' 8" x 10' 6" (2.03m x 3.20m)
UPVC double glazed window to front, radiator, karndeian flooring.

Downstairs W C

UPVC double glazed window to side, low level low flush WC, wash hand basin with mixer tap with tiled splashback, radiator, karndeian flooring.

Kitchen / Diner

26' 4" maximum x 9' 3" maximum (8.03m maximum x 2.82m maximum)
Karndeian flooring, 2 wall mounted vertical anthracite grey radiators, spotlights to ceiling, space for dining table, beautiful range of white gloss wall and base units with complementary quartz working surfaces with matching upstands and splashback to the hob, space for a freestanding American style fridge freezer, 4 ring induction hob, integrated dishwasher, double inset electric oven and grill, inset electric microwave, wall bank pantry cupboard and pull out larder, plumbing and recess for integrated washing machine, inset 1. 1/2 bowl sink with swan neck mixer tap and groove drainer, UPVC double glazed window to rear, UPVC double glazed French doors leading to:-

Conservatory

9' 4" x 12' 5" (2.84m x 3.78m)
UPVC construction on a dwarf wall, UPVC windows to sides and rear, UPVC roof, French doors to side leading to rear garden, vinyl flooring.

First Floor Landing

Loft hatch access, radiator, doors leading to all principle rooms, built in storage cupboard housing the hot water tank.

Bedroom 1

12' 3" maximum x 12' 7" maximum (3.73m maximum x 3.84m maximum)
UPVC double glazed window to front, radiator, vinyl flooring, 2 door built in sliding wardrobes, door leading to:-

En Suite

UPVC double glazed window to front, extractor fan, shaver point, vinyl flooring, pedestal wash hand basin with mixer tap and tiled splashback, low level low flush WC, shower cubicle with hand held shower attachment and tiled surround, chrome heated towel rail.

Bedroom 2

10' maximum x 13' 8" maximum (3.05m maximum x 4.17m maximum)
UPVC double glazed window to front, radiator.

Bedroom 3

8' 9" maximum x 12' 7" maximum (2.67m maximum x 3.84m maximum)
UPVC double glazed window to rear, radiator.





Bedroom 4

11' 2" maximum x 10' 1" maximum (3.40m maximum x 3.07m maximum)

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 mixer tap and tiled splashback, panelled bath with tiled surround, hand held shower attachment and glass shower screen, extractor fan, chrome heated towel rail, vinyl flooring.

Front

Open plan lawned area with block paved walkway leading to front door, double width driveway for approximately 4 cars, leading to:-

Double Garage

2 remote control roller shutter doors, power and light, personnel door at the rear leading to:-

Rear Garden

Not directly overlooked, fence enclosed, wooden gate leading to front for access, paved patio areas, paved patio walkways, 2 shaped lawn areas, attractive pebble edging, raised planter with some mature planting, stone bed area with 2 garden sheds.

Summerhouse

11' 9" x 11' 9" (3.58m x 3.58m)

Brick built, power, light, vinyl flooring, UPVC double glazed windows to both sides, UPVC double glazed French doors to the front, this room could be used as a multitude of things including a home gym, home office, work space, bar, games room etc.



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welcome to

Chaplin Lane, Hartlepool

- SUMMERHOUSE
- DOUBLE GARAGE
- DOUBLE DRIVEWAY
- DESIRABLE LOCATION
- 3 YEARS NHBC WARRANTY LEFT

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£380,000



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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