



**Field Side, Hartlepool, TS27 4RR**



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## **Field Side, Hartlepool**

Rare to the market, lovingly cared for and deceptively spacious two-bedroom detached bungalow is nestled in the heart of the sought-after village of Hutton Henry. Offering a peaceful lifestyle with countryside charm, this delightful home is perfect for those seeking comfort & space.

### **Conservatory**

15' 3" Max x 10' 4" Max ( 4.65m Max x 3.15m Max )

Entered via UPVC double glazed door into conservatory, dwarf wall, UPVC double glazed windows to front and side, laminate flooring, UPVC double glazed sliding doors leading into reception room 2, internal windows leading into a study, UPVC construction roof.

### **Reception Room 2**

17' 9" x 11' 9" ( 5.41m x 3.58m )

UPVC double glazed window to side, UPVC double glazed bow window to front, night storage heater, feature coal effect electric fire with marble surround and hearth, door leading to inner hallway.

### **Inner Hallway**

Nights storage heater, three quarter picture rail, two door built in storage cupboard, door leading to kitchen, door leading to family bathroom, doors leading to bedroom 1 and 2.

### **Bedroom 1**

12' x 10' 3" excluding bow window ( 3.66m x 3.12m excluding bow window )

( measurement excluding door recess) UPVC double glazed bow window to rear, decorative coved cornicing, 11 door built in wardrobes with drawers and matching built in bedside tables, archway leading to en suite, night storage heater.

### **En Suite Bathroom**

Well appointed 4 piece bathroom suite, corner bath, pedestal wash hand basin, low level low flush WC, UPVC double glazed internal window into conservatory, corner shower cubicle with mira electric shower, tiled flooring, loft hatch access, extractor fan.

### **Bedroom 2**

11' 8" x 9' 1" ( 3.56m x 2.77m )

UPVC double glazed window to the rear.

### **Family Bathroom**

UPVC double glazed window to side, double corner shower cubicle with mira electric shower, bathroom wall boarding around shower area, tiled floor, concealed cistern low level low flush WC, wash hand basin on vanity unit with built in storage, white heated towel rail, coved cornicing, tiled walls, tiled floor, extractor fan.

### **Kitchen**

11' 8" x 11' 9" ( 3.56m x 3.58m )

UPVC double glazed window to side, space for dining table, night storage heater, tiled flooring, range of wood wall and base units with quartz working surfaces, double stainless steel sink/ drainer with mixer tap, built in cupboard housing hot water tank, inset electric oven, integrated microwave, inset electric hob with four rings, plumbing and recess for washing machine, space for free standing fridge/ freezer, coved cornicing, tiled flooring, tiled walls.

### **Lounge/ Diner**

16' 7" Max x 23' 11" Max ( 5.05m Max x 7.29m Max )

Decorative coved cornicing, ceiling rose, 2 UPVC double glazed windows to the rear, open fire with decorative wood surround and marble hearth, night storage heater, UPVC double glazed door to the front with window panels either side, UPVC double glazed French doors to the side leading to a further conservatory.

### **Conservatory**

7' 9" x 9' 3" ( 2.36m x 2.82m )

UPVC construction with windows to the sides and front, UPVC double glazed french doors to the side



leading into the garden, UPVC roof.

### Externally

#### Front Garden

Attractive front garden with stone wall, wrought iron gate which leads to conservatory front door, range of patio areas and mature planted borders, double wrought iron gate which gives access to driveway, driveway is block paved for approximately 3 vehicles, wrought iron gate which leads to the side of the property gives access to a wooden shed, a wrought iron gate the other side which gives access to the rear garden.

#### Rear Garden

Low maintenance, patio, small planted border, wooden gate which leads to the side of property leading to garden shed.



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## Field Side, Hartlepool

- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- FOUR RECEPTION AREAS
- MASTER BEDROOM WITH EN SUITE
- BLOCK PAVED DRIVEWAY

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

**£325,000**



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