



**Manor Park Gardens, Hart Hartlepool TS27 3DA**

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## **Manor Park Gardens, Hart Hartlepool**

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### **Overview**

A rare opportunity to acquire a bespoke, six bedroom, luxury home in a tranquil countryside setting. This outstanding, newly constructed, detached residence presents a unique opportunity to own a truly bespoke family home in an idyllic rural location. Designed with exceptional attention to detail, the property offers the perfect balance of luxurious living, spacious interiors and modern functionality. Set behind ample off street parking and a garage, the home opens into an impressive entrance hallway featuring a galleried landing and striking double height ceilings with expansive windows - flooding the space with natural light and creating an immediate sense of grandeur. The ground floor has been thoughtfully configured for contemporary family life and entertaining, offering two elegant reception rooms and a stunning open plan kitchen, living and dining area. Full height feature windows and French doors frame garden views and allow light to pour in, creating a bright and welcoming heart to the home. A separate utility room and a guest WC complete the ground floor accommodation. Upstairs, the first floor hosts four generously proportioned bedrooms, including a luxurious master suite complete with a private en suite bathroom and a walk in dressing room. A sleek and stylish family bathroom serves the remaining three bedrooms. The second floor offers two further spacious double bedrooms, one of which benefits from its own en suite and dressing room/walk in wardrobe - ideal for guests, older children or a dedicated home office space.

### **Overview Continued**

Externally, the property continues to impress. The west facing rear garden is fully enclosed and offers a high degree of privacy - perfect for outdoor dining, relaxation or family activities. The driveway provides

parking for multiple vehicles and leads to a generous garage. A key advantage of this exceptional home is the rare opportunity for buyers to personalise the final specification. Working directly with the builder, you will be able to select your preferred kitchen design, fixtures, fittings and flooring, ensuring the finished product reflects your individual style and taste.

### **Grand Entrance Hallway**

Staircase to first floor, recess spotlighting to ceiling, huge feature floor to ceiling windows, understairs storage cupboard, skylights, underfloor heating.

### **Guest W C**

Modern vanity style wash hand basin with mixer tap, low level low flush WC, double doors leading to:-

### **Front Reception**

23' 2" x 12' 9" ( 7.06m x 3.89m )  
3 windows to front, radiator, open fireplace.

### **Rear Reception**

18' 8" x 12' 10" ( 5.69m x 3.91m )  
Window to side, french doors leading to rear garden, underfloor heating.

### **Kitchen/Living/Dining**

Open plan, (L shaped - 25ft 1in narrowing to 12ft 1in x 20ft 7in narrowing to 12ft 2in), french doors and windows to rear, windows to side, skylights, underfloor heating, the kitchen choice of cabinetry and appliances will be provided and can be picked from the builder.

### **Utility**

7' 9" x 9' 3" ( 2.36m x 2.82m )  
Choice of cabinetry and fittings to be selected with the builder, door to side, wall mounted boiler.





### First Floor Galleried Landing

Understairs storage cupboard, staircase to second floor.

### Master Bedroom

31' 7" x 13' 7" ( 9.63m x 4.14m )

3 windows to front, radiator, walk in closet/dressing room with recess spotlighting to ceiling.

### En Suite

Walk in shower cubicle with spray attachment and rainforest option, low level low flush WC, vanity wash hand basin, chrome heated towel rail, extractor, window to side.

### Bedroom 2

18' 5" x 12' 3" ( 5.61m x 3.73m )

Dual aspect windows to rear, radiator.

### Bedroom 3

15' 7" x 12' 10" ( 4.75m x 3.91m )

3 feature windows to front, skylights to either side, radiator.

### Bedroom 4

12' 7" x 12' 1" ( 3.84m x 3.68m )

Dual aspect windows to rear, radiator.

### Walk In Closet

Skylight.

### Family Bathroom

Window to side, double width walk in shower cubicle, stand alone bath with mixer tap and spray attachment, low level low flush WC, vanity style wash hand basin, chrome heated towel rail, attractive tiling to walls and floor, recess spotlighting to ceiling, extractor.

### Bedroom 5

18' 5" maximum x 13' 5" ( 5.61m maximum x 4.09m )

Dual aspect skylights to rear, radiator.

### En Suite

Walk in shower cubicle, vanity wash hand basin with mixer tap, low level low flush WC, chrome heated towel rail, recess spotlight, feature window to side, leads to:-

### Dressing Room/Study

15' 5" x 7' 3" ( 4.70m x 2.21m )

Window to front, recess spotlighting to ceiling.

### Bedroom 6

12' 7" excluding wardrobes x 14' 7" excluding wardrobes ( 3.84m excluding wardrobes x 4.45m excluding wardrobes )

Dual aspect skylight windows to rear, radiator, walk in cupboard housing tank cylinder, built in wardrobes.

### Externally

### Front

Double width driveway, lawned area, garage.

### Rear Garden

West facing, predominately laid to lawn with patio area.



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## Manor Park Gardens, Hart Hartlepool

- COUNTRYSIDE SETTING
- LUXURY HOME
- RARE OPPORTUNITY
- DOUBLE DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: G

**£750,000**



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

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Property Ref:  
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