



**Aspen Gardens, Hartlepool, TS27 3DD**

**welcome to**

## **Aspen Gardens, Hartlepool**

An exceptional four-bedroom detached family home, beautifully positioned on this highly sought-after modern development

### **Entrance Hall**

Composite door to front, storage cupboard.

### **Downstairs Wc**

Window to front, low level low flush WC, radiator, pedestal wash hand basin with mixer tap.

### **Lounge**

9' 8" x 14' 9" ( 2.95m x 4.50m )  
Window to front, radiator.

### **Kitchen/Diner**

18' 1" x 12' 1" (exc door recess) ( 5.51m x 3.68m (exc door recess) )  
French doors to rear, window to rear, radiator, wall and base units with contrasting working surfaces with co-coordinating splashbacks, stainless steel sink and drainer unit with 1 1/2 mixer tap, built in oven and hob with hood over, integrated fridge/freezer, integrated dishwasher.

### **Utility Room**

Boiler, plumbing and recess for washing machine, working surfaces and base units.

### **Landing**

Loft access, radiator.

### **Bedroom 1**

12' 7" x 9' 4" (max) ( 3.84m x 2.84m (max) )  
Window to front, radiator.

### **En-Suite**

Window to side, low level low flush WC, staircase, pedestal wash hand basin, radiator.

### **Bedroom 3**

10' 1" x 8' 2" ( 3.07m x 2.49m )  
Window to front, radiator.

### **Bedroom 2**

11' 6" x 8' 4" ( 3.51m x 2.54m )  
Window to front, radiator.

### **Bedroom 4**

9' 5" x 7' 3" (max) ( 2.87m x 2.21m (max) )  
Window to rear, radiator, currently used as a walk in wardrobe/dressing room.

### **Bathroom**

Upgraded, bath with mixer tap and shower, tiling, low level low flush WC, wall mounted wash hand basin with mixer tap, radiator.



### **Front Garden**

Lawned.

### **Rear Garden**

Lawned area and patio, south facing.

### **Driveway**

Driveway for 2 cars and garage to the rear.

### **Garage**



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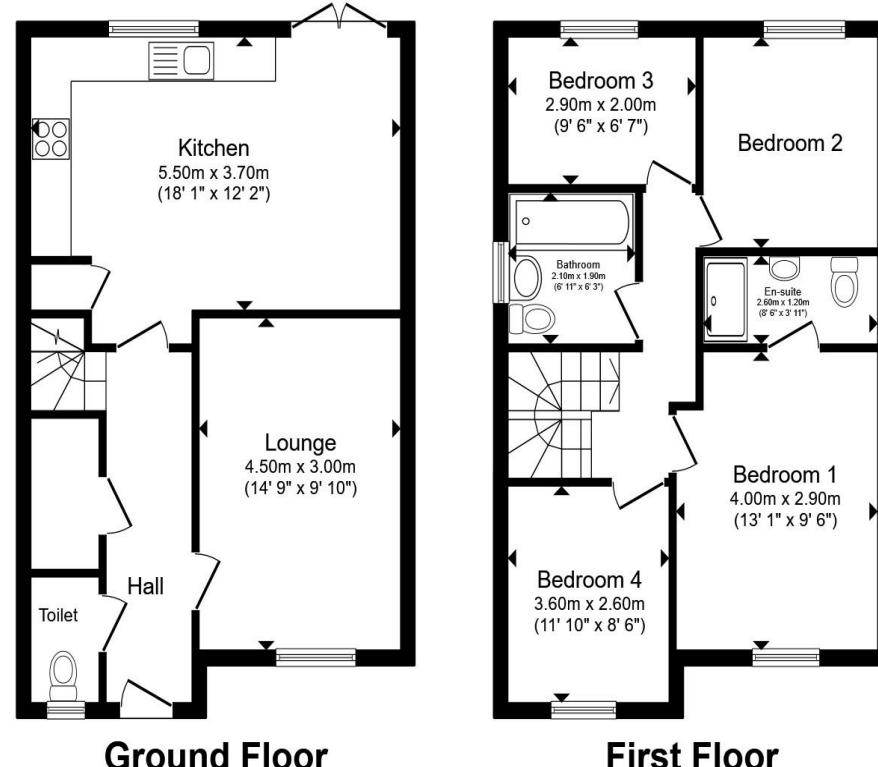
## Aspen Gardens, Hartlepool

- DOWNSTAIRS WC
- UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- FRONT&REAR GARDENS
- DRIVEWAY&GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£270,000**



Total floor area 94.7 m<sup>2</sup> (1,019 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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