



**Butterstone Avenue, Marine Point,  
Headland, TS24 0GA  
5 Bed - House - Detached  
Offers In Excess Of £280,000**

**EPC Rating: B  
Tenure: Freehold  
Council Tax Band: D**



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# Butterstone Avenue

## Marine Point, Headland Hartlepool TS24 0GA

\*\*\* VIEWING RECOMMENDED \*\*\* A beautifully positioned FIVE BEDROOM detached property occupying an enviable plot on the modern Marine Point development. The home enjoys superb sea views from the front elevation, incorporates a resin driveway, garage and impressively landscaped rear garden with bar included. An ideal purchase for family requirements, with a well proportioned layout, modern kitchen, bathroom and en-suite, alongside a number of impressive upgrades. The accommodation further features uPVC double glazing, gas central heating, alarm and CCTV system. The full layout comprises: deep entrance hall with stairs to the first floor and access to the lounge with sea views, the kitchen/diner features modern grey gloss units with a built-in oven, hob and extractor, whilst the dining area incorporates French doors to the rear garden. A useful utility room and guest cloakroom/WC complete the ground floor. To the first floor are five bedrooms, three with free standing wardrobes, the master with en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. Externally is a low maintenance resin driveway to the front which leads to the garage. A gate to the side of the property leads through to the landscaped rear garden with generous patio area, lawn and composite decking. A large external bar is included in the sale and offers a great place for entertaining family and friends. Butterstone Avenue forms part of the popular Marine Point development by Persimmon Homes in an unrivalled location just a 'stone's throw' from the beach.



















## GROUND FLOOR

### ENTRANCE HALL

A deep entrance hall which is accessed via double glazed composite entrance door, stairs to the first floor with useful under stairs storage cupboard, fitted carpet, double radiator, access to:

### FRONT LOUNGE

15'1 x 10'8 (4.60m x 3.25m)

uPVC double glazed window to the front aspect offering superb sea views, fitted carpet, television point, single radiator.

### KITCHEN/DINER

21'2 x 9'9 (6.45m x 2.97m)

### KITCHEN AREA

Fitted with a modern range of grey gloss units to base and wall level with antique copper handles and complementing work surfaces incorporating an inset one and a half bowl stainless steel sink with glass inlay and antique copper mixer tap, four ring gas hob with glass splashback and oven below, illuminated three speed extractor hood over, attractive 'copper' style tiling to splashback with complementing tiled flooring, recess with plumbing for washing machine, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, door to the utility room.

### DINING AREA

uPVC double glazed French doors to the rear garden, fitted carpet, double radiator.

### UTILITY ROOM

6'4 x 5'5 (1.93m x 1.65m)

Matching grey gloss unit, worktop and splashback with complementing tiled flooring, recess with plumbing for washing machine, recess for an additional appliance, wall mounted gas central heating boiler, double glazed door to the rear aspect, double radiator, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, close coupled WC, matching tiled flooring, uPVC double glazed window to the side aspect, extractor fan, single radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, access to:

### BEDROOM ONE

13'4 x 10'8 (4.06m x 3.25m)

A good sized master bedroom which offers superb sea views from a uPVC double glazed window to the front aspect, fitted carpet, single radiator, television point, single radiator, access to:

### EN-SUITE SHOWER ROOM

7'7 x 4'3 (2.31m x 1.30m)

Fitted with a three piece suite and chrome fittings comprising: shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, uPVC double glazed window to the front aspect, extractor fan, single radiator.

### BEDROOM TWO

11'3 x 10'6 (3.43m x 3.20m)

Again, offering superb sea views from a uPVC double glazed window to the front elevation, fitted carpet, free standing wardrobes, double radiator.

### BEDROOM THREE

11'8 x 10'1 (3.56m x 3.07m)

Currently used as a guest bedroom, with three sets of free standing wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, radiator.

### BEDROOM FOUR

10'2 x 9'1 (3.10m x 2.77m)

Again, benefitting from modern free standing wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### BEDROOM FIVE

7' x 6'11 (2.13m x 2.11m)

Currently used as a dressing room, with uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### FAMILY BATHROOM/WC

9'1 x 5'5 (2.77m x 1.65m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, uPVC double glazed window to the side aspect, extractor fan, double radiator.

### EXTERNALLY

The property features a low maintenance resin driveway to the front, allowing ample off street parking, whilst leading to the garage. A gate to the side of the property leads through to the landscaped rear garden, with large patio area, lawn and composite decking, with fenced boundaries and access to a large external bar.

### BAR

11'6 x 11'1 (3.51m x 3.38m)

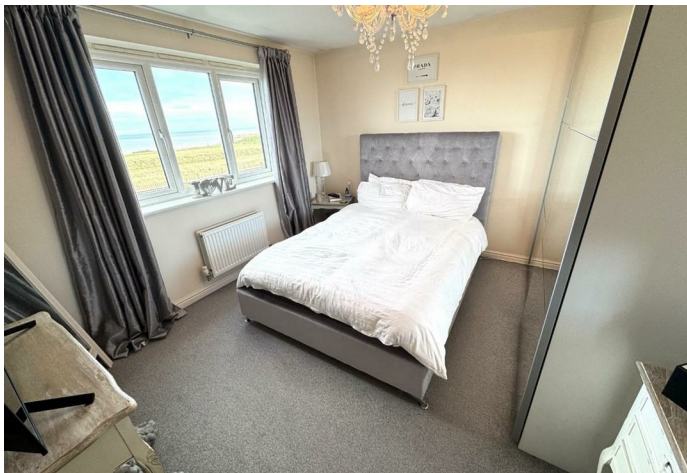
Offering an enviable place for entertaining family and friends, with access via uPVC double glazed French doors with matching side screens, internal and external lighting, bar area, part panelled walls.

### GARAGE

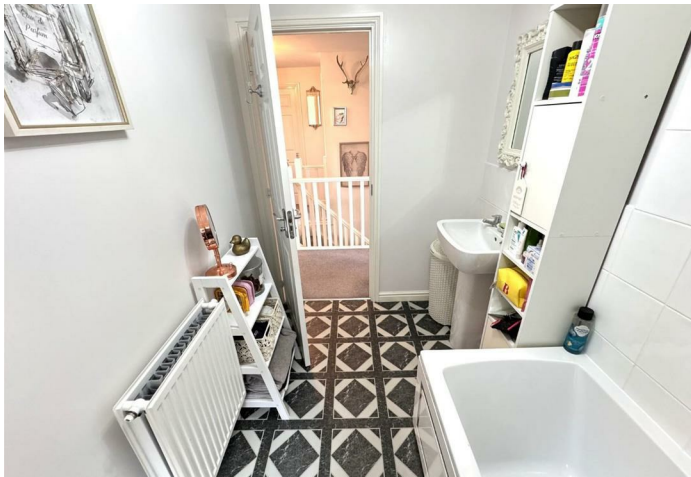
Accessed via roller door to the front, light and power points.

### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



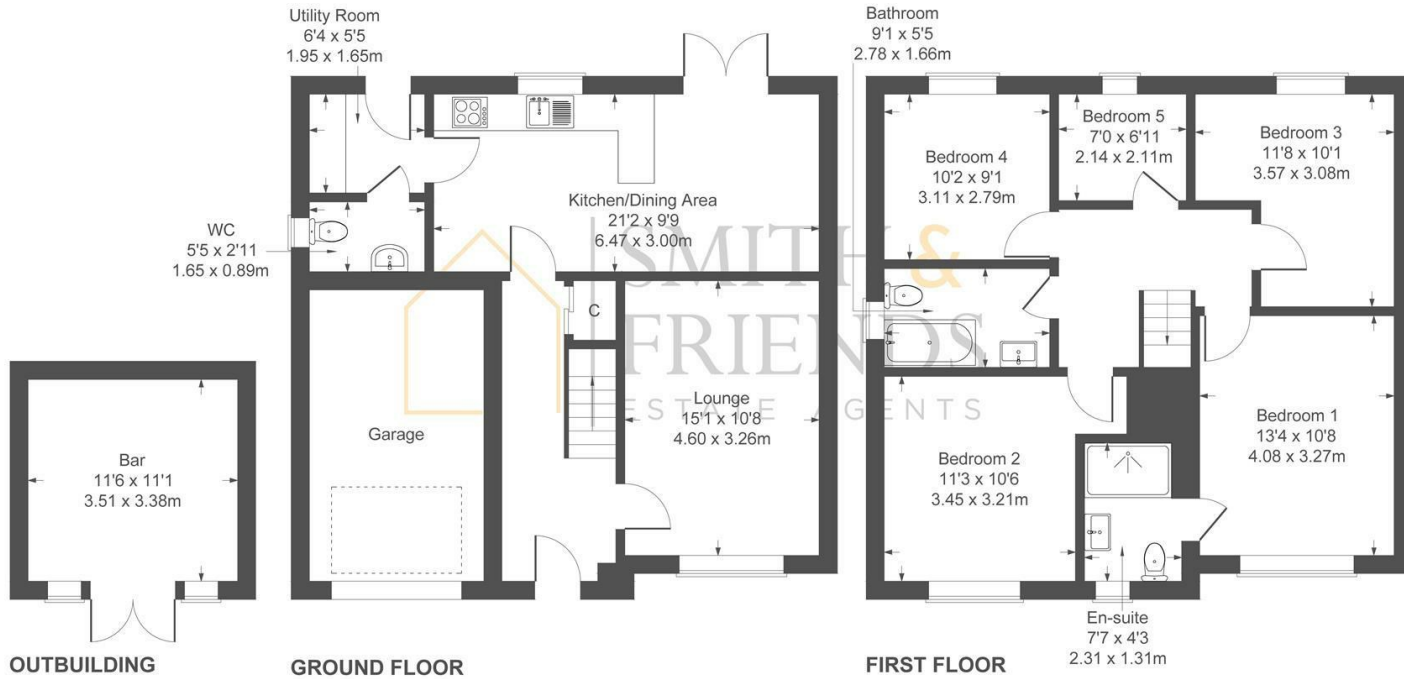






# Butterstone Avenue

Approximate Gross Internal Area  
1593 sq ft - 148 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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