

Built by Yuill Homes to a unique specification. A most impressive **FOUR BEDROOM** detached property occupying a prime position on Rosebank, Elwick Road. This beautiful family home is nestled in the corner of this quiet cul de sac on a fantastic corner plot. The home features beautifully upgraded accommodation, ideal for family requirements, with **FOUR RECEPTION AREAS** including lounge, dining room, conservatory and study. An internal viewing comes recommended to appreciate the spacious, well proportioned and versatile accommodation on offer, with further benefits including refitted bathroom and en-suite. The home is warmed by gas central heating, has uPVC double glazing and briefly comprises: large entrance hallway, downstairs toilet, study/snug, lounge with bay window and media wall opening into the dining area and through to the conservatory. The dining room also gives access to the breakfast kitchen. The ground floor is finished off with the useful laundry/utility room that gives access to the rear patio and double garage. To the first floor, the landing gives access to the four double bedrooms, all with built-in wardrobes, and the family bathroom. The en-suite and family bathroom have both recently been replaced with stunning white and chrome suites.

Externally, the property is set on a fabulous corner plot, with a generous block paved driveway to the front leading to the double garage. At the end of the driveway is a retaining wall with a doorway leading to the beautiful rear garden which has been landscaped with stone patios, decorative retaining walls, lawns, hedging, trees, mature shrubs and planting wrapping around the rear and side. The private rear and side gardens are well proportioned and ideal for outdoor entertaining.

Rosebank, Hartlepool, TS26 9PQ

4 Bedroom - House - Detached

£450,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: F



**SMITH &
FRIENDS**
ESTATE AGENTS

Rosebank, Hartlepool, TS26 9PQ



GROUND FLOOR

ENTRANCE

Composite door with glass insert.

HALLWAY

Spindle staircase to first floor landing, radiator and storage cupboard.

DOWNSTAIRS TOILET

Low level WC and wash hand basin.

SNUG/STUDY

11'5" x 7'10" (3.5 x 2.4)

uPVC double glazed window to front and radiator.

LOUNGE

21'11" x 11'5" (6.7 x 3.5)

uPVC double glazed bay window to front, radiator, media wall, two radiators and opening into the dining area.

DINING AREA

12'9" x 9'6" (3.9 x 2.9)

French doors opening into the conservatory and radiator.

CONSERVATORY

12'1" x 10'5" (3.7 x 3.2)

uPVC double glazed and brick construction, with radiator and uPVC double glazed French doors opening onto the rear patio.

KITCHEN

16'0" x 10'2" (4.9 x 3.1)

Fitted with a range of wall, base and drawer units with contrasting worktops and breakfast bar, inset sink and drainer, electric hob with illuminating extractor and double oven, integrated dishwasher, fridge and freezer, two uPVC double glazed windows to rear.

UTILITY

12'1" x 8'6" (3.7 x 2.6)

Base and wall units with inset sink and drainer, plumbing for washing machine and dryers, space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door to rear and access to the double garage.

FIRST FLOOR

LANDING

Access to loft (boarded with retractable ladder and lighting).

BEDROOM 1 (front)

16'0" x 11'5" (4.9 x 3.5)

uPVC double glazed bay window to front, built-in wardrobes and storage, radiator.

EN-SUITE SHOWER ROOM/WC

8'10" x 7'2" (2.7 x 2.2)

Four piece white and chrome suite with double ended free standing bath, walk-in shower with wall mounted thermostatic shower, wall mounted wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail and uPVC double glazed window to side.

BEDROOM 2 (rear)

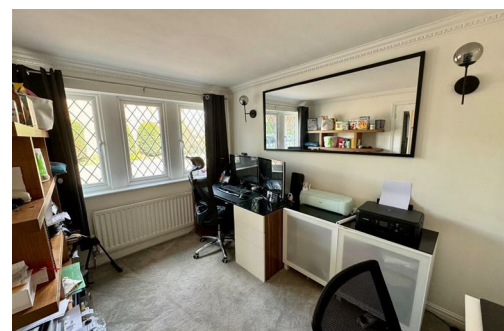
11'5" x 10'4" max (3.48m x 3.15m max)

uPVC double glazed window, built-in wardrobes and radiator.

BEDROOM 3 (rear)

13'1" x 7'10" (4 x 2.4)

uPVC double glazed window, built-in wardrobes and radiator.



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BEDROOM 4 (front)

11'1" x 9'2" (3.4 x 2.8)

uPVC double glazed window, built-in wardrobes and radiator.

FAMILY BATHROOM/SHOWER ROOM/WC

8'2" x 7'6" (2.5 x 2.3)

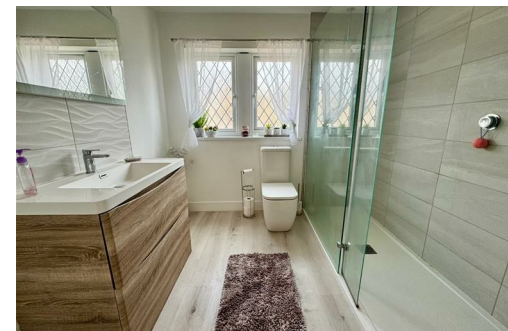
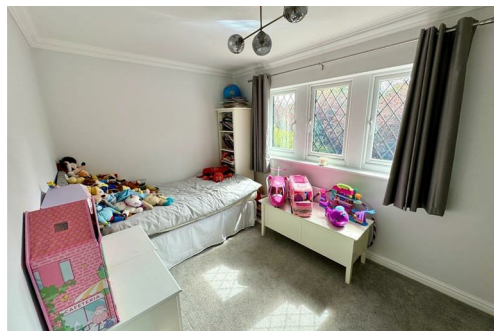
Modern white and chrome suite comprising: double length walk-in shower with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail and uPVC double glazed window.

EXTERNALLY

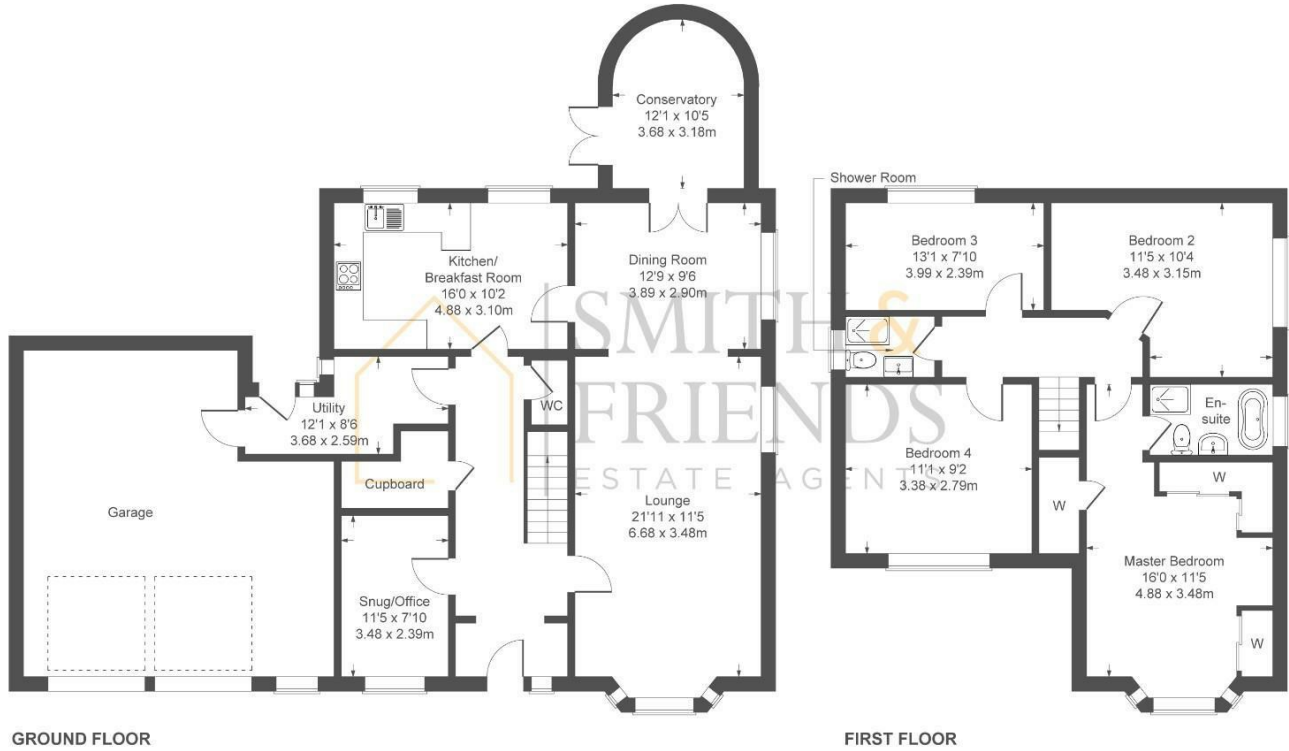
Set on a fabulous corner plot with a generous block paved driveway to the front, leading to the DOUBLE GARAGE. At the end of the driveway is a retaining wall with a doorway leading to the beautiful rear garden which has been landscaped with stone patios, decorative retaining walls, lawns, hedging, trees, mature shrubs and planting wrapping around the rear and side. The private rear and side gardens are well proportioned and ideal for outdoor entertaining.

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.



Rosebank
Approximate Gross Internal Area
2333 sq ft - 217 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. We 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	83
EU Directive 2002/91/EC			

