



**Coniscliffe Road, West Park, TS26 0BU**  
**4 Bed - House - Detached**  
**£495,000**

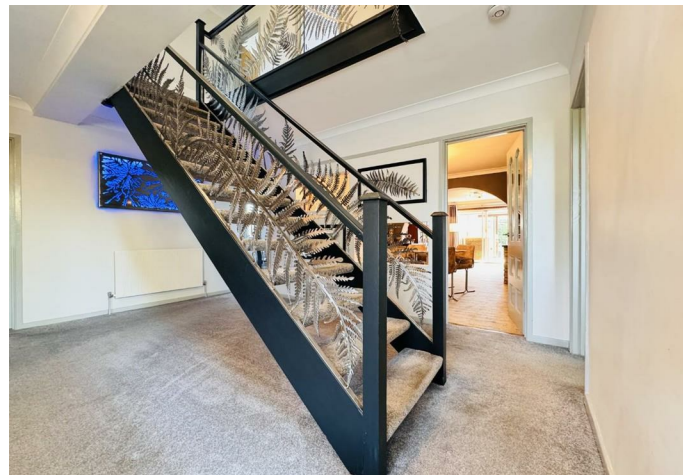
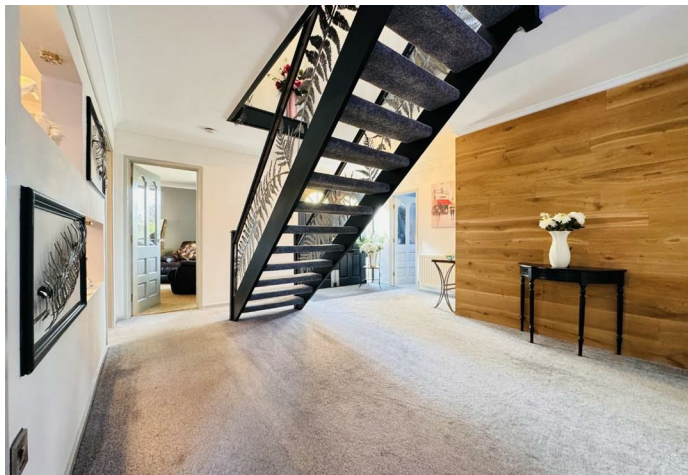
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: G**



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# Coniscliffe Road West Park Hartlepool TS26 0BU

\*\*\*REDUCED\*\*\*A most impressive detached residence occupying an enviable position on Coniscliffe Road in a prestigious part of the West Park estate. The home is set back from the road with sweeping driveway, features stunning landscaped gardens and includes a double length garage measuring over 33ft. An ideal purchase for family requirements with EXTENDED ACCOMMODATION which incorporates various reception areas and FOUR LARGE BEDROOMS (master with en-suite, sauna and solarium). A viewing is essential to appreciate the accommodation, external space and location on offer, whilst further benefits include gas central heating, uPVC double glazing and south facing rear. The full layout briefly comprises: welcoming entrance hall with bespoke stairs to the first floor, guest cloakroom/WC, useful study offering a variety of uses, generous lounge into the rear reception area which links to both the dining room and conservatory extension. The kitchen/breakfast room is fitted with an extensive range of units with matching island, space for dining table and chairs and access into a separate utility room. To the first floor are four good size bedrooms, the dual aspect master bedroom with fitted wardrobes, sauna, solarium and large en-suite shower room. The remaining bedrooms are served by the family bathroom with separate WC. Externally a sweeping driveway allows easy drive on, drive off access, whilst leading to tandem garage with workshop behind. The front garden is attractively landscaped, with a gate to the side leading through to a generous south facing rear garden. A custom bar, 'chimenea' style BBQ, decked patio with sunken hot tub area and petanque/boules court offer an enviable place for entertaining both family and friends.









## GROUND FLOOR

### ENTRANCE HALL

A generous and inviting entrance hall accessed via double timber doors with glazed inserts and frosted glazed side screens, bespoke staircase to the first floor with custom fern inlay, fitted carpet, coving to ceiling, two radiators, access to:

### GUEST CLOAKROOM/WC

3'9 x 8'6 (1.14m x 2.59m)

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, fitted carpet, coving to ceiling, uPVC double glazed window to the front aspect.

### STUDY/RECEPTION ROOM

11'4 x 15'11 (3.45m x 4.85m)

Offering a variety of uses with two uPVC double glazed windows to the front aspect, modern wall mounted electric fire, fitted carpet, coving to ceiling, modern anthracite radiator.

### LOUNGE AREA

33'8 x 12'11 (10.26m x 3.94m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, radiator.

### REAR SITTING ROOM

13'6 x 13'2 (4.11m x 4.01m)

Attractive stone fire surround with matching display area, uPVC double glazed window to the rear, fitted carpet, coving to ceiling, radiator, double glazed patio doors to the conservatory, archway into the dining room.

### DINING ROOM

11'3 x 12' (3.43m x 3.66m)

Additional access from the hall, fitted carpet, coving to ceiling, serving hatch, radiator.

### CONSERVATORY EXTENSION

9'3 x 12'6 (2.82m x 3.81m)

Offering a pleasant transition between the home and garden via patio doors, wooden frame, power and lighting, tiled flooring.

### KITCHEN/BREAKFAST ROOM

26' x 12' (7.92m x 3.66m)

A good size kitchen/breakfast room which incorporates a range of 'maple' style units to base and wall level with brushed stainless steel handles and contrasting granite worktops, inset stainless steel sink with modern spray mixer tap, pelmet above with down lighting, built-in double oven, separate gas hob with extractor over, integrated microwave, fridge/freezer and dishwasher, two sets of four drawer units to base level, two wine racks to eye level, downlighting to eye level units, contrasting island with recessed wine cooler included,

uPVC double glazed window to the rear aspect, tiled flooring, inset spotlights to ceiling, dining space with additional uPVC double glazed window to the side, matching tiled flooring, coving and spotlights to ceiling, radiator and serving hatch into the dining room.

### UTILITY ROOM

7'5 x 8'4 (2.26m x 2.54m)

Fitted with a range of units with contrasting worktop, recess below for washing machine, hot and cold taps, gas central heating boiler, tiled floor, door to the side.

### FIRST FLOOR

#### LANDING

Matching bespoke stairs with custom fern inlay, fitted carpet, coving to ceiling, radiator, access to:

#### BEDROOM ONE

18'10 x 11'2 (5.74m x 3.40m)

A generous dual aspect master bedroom with uPVC double glazed windows to the front and rear, modern fitted wardrobes with sliding doors, fitted carpet, coving to ceiling, two radiators. Archway leading through to the sauna, solarium and en-suite shower room. Additional fitted wardrobes/storage.

#### SAUNA & SOLARIUM

6'7 x 5'6 & 7'1 x 4' (2.01m x 1.68m & 2.16m x 1.22m)

Divided into two rooms, with the solarium giving access to the sauna.

#### EN-SUITE BATHROOM/WC

7' x 10'3 (2.13m x 3.12m)

Featuring a modern four piece suite and chrome fittings comprising: bath with chrome mixer tap, walk-in shower with electric shower and protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiled walls and flooring, uPVC double glazed window to the front aspect, inset spotlights and extractor to ceiling, chrome heated towel radiator.

#### BEDROOM TWO

11'5 x 11'5 (3.48m x 3.48m)

Built-in double wardrobe, custom headboard, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, radiator.

#### BEDROOM THREE

11'5 x 11' (3.48m x 3.35m)

Built-in double wardrobe, custom headboard, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, radiator.

#### BEDROOM FOUR

6'8 x 13'11 (2.03m x 4.24m)

uPVC double glazed window to the front aspect, fitted carpet, radiator, walk-in storage room and further eaves storage.

## FAMILY BATHROOM/WC

7' x 5'4 (2.13m x 1.63m)

Fitted with a modern four piece suite and chrome fittings comprising: curved panelled bath with chrome mixer tap, electric shower over and protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, tiled walls and flooring, storage/linen cupboard, inset spotlights and extractor to ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

## EXTERNALLY

The property commands a large plot, set back from the road with a sweeping drive on and off front with turning space and unrivalled off street parking. A gate to the side leads through to the generous, private and beautifully landscaped south facing rear garden. A custom bar, 'chimnea' style BBQ, decked patio with sunken hot tub area and petanque/boules court offer an enviable place for entertaining both family and friends. The rear garden is well stocked with an abundance of colour and various planted areas.

## EXTERNAL BAR

Offering an enviable place for entertaining family and friends with custom bar, lighting, power points, four windows and double doors.

## DOUBLE LENGTH GARAGE

34' x 10'5 (10.36m x 3.18m)

A generous garage accessed via remote controlled roller door to the front, integral door from the workshop, power and lighting.

## WORKSHOP

14'1 x 8'6 (4.29m x 2.59m)

Offering a variety of use with workbench, door from the rear garden, integral door into the garage.

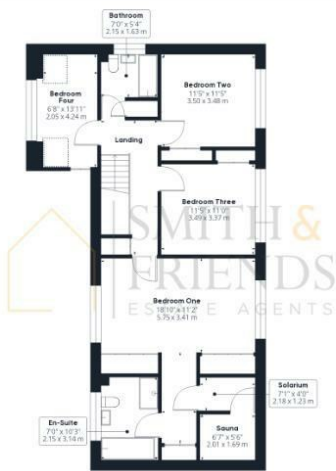
## NB

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.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
3071.75 ft<sup>2</sup>  
285.37 m<sup>2</sup>

Reduced headroom  
35.48 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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