



*****REDUCED*** EARLY VIEWING RECOMMENDED ***** A beautifully upgraded **FOUR BEDROOM** detached property occupying a good size corner plot on Harvester Close in a popular part of Seaton Carew, close to the seafront. The home offers modern accommodation, ideal for family requirements, with an impressive open plan kitchen/diner and superb refitted family bathroom. The accommodation further benefits from gas central heating, uPVC double glazing, en-suite shower room and refitted guest cloakroom/WC. The internal layout comprises: entrance hall with stairs to the first floor and access to the ground floor WC, the family lounge is located to the rear of the property with media wall incorporating a large television recess and modern electric fire. The open plan kitchen/dining room offers an enviable place for families with access via double doors from the hall, the kitchen area is fitted with attractive contrasting units and includes a range of built-in appliances. To the first floor are four good size bedrooms, the master bedroom benefitting from built-in wardrobes and an en-suite shower room. Bedrooms two and three also benefit from built-in wardrobes, bedroom four being used as a dressing room, they are served by the stunning refitted bathroom which features a three piece white suite with chrome fittings, alongside a built-in television and attractive tiling. Externally is a paved driveway to the front which leads to a single garage. The enclosed rear garden is part lawned with a patio area, whilst enjoying a southerly aspect meaning it should prove to be a suntrap in the summer months. An area to the side of the property provides ideal space for a storage shed. Harvester Close is located off Warrior Drive, close to Seaton Carew's popular seafront and within easy reach of amenities.

Harvester Close, Hartlepool, TS25 1GD

4 Bedroom - House - Detached

£257,500

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



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FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door, spindled staircase to the first floor with newel post, laminate flooring, dado rail and panelling to walls, coving to ceiling, convector radiator, glazed double doors into kitchen/dining room.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite comprising: inset wash hand basin with chrome mixer tap, low level WC, laminate flooring, fitted extractor fan, convector radiator.

FAMILY LOUNGE

14'7 x 12'4 (4.45m x 3.76m)

A generous lounge offering a good degree of privacy being to the rear of the property and incorporating uPVC double glazed French doors with matching side screens to the rear garden, modern laminate flooring, media wall with modern inset electric fire and large television recess, coving to ceiling, convector radiator.

OPEN KITCHEN/DINING ROOM

26'8 x 8'8 (8.13m x 2.64m)

KITCHEN AREA

Fitted with a beautiful range of contrasting base and wall units with complementing work surfaces and matching splashback incorporating an inset one and a half bowl single drainer ceramic sink unit with modern chrome mixer tap, built-in electric double oven with separate five ring gas hob, clear splashback and three speed extractor over, integrated washing machine and dishwasher, recess for 'American' style fridge/freezer, pull out larder unit, modern laminate flooring, spotlighting to ceiling, uPVC double glazed windows to the side and rear, double glazed side door, convector radiator.

DINING AREA

uPVC double glazed bay window to the front aspect with window seat, modern laminate flooring, attractive panelled wall, coving and inset spotlighting to ceiling.

FIRST FLOOR

LANDING

Storage cupboard with hot water tank, additional storage cupboard, fitted carpet, hatch to part boarded loft space.

BEDROOM ONE

13'5 excluding wardrobes x 11'7 (4.09m excluding wardrobes x 3.53m)

Three uPVC double glazed windows to the front aspect giving a good degree of natural light, fitted wardrobes, fitted carpet, television recess, convector radiator.

EN-SUITE SHOWER ROOM/WC

6'8 into shower x 4'7 (2.03m into shower x 1.40m)

Fitted with a three piece suite comprising: shower cubicle with space saving folding door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback, being full height to shower level, vinyl flooring, uPVC double glazed window, extractor fan, convector radiator.

BEDROOM TWO

10'3 x 8'6 (3.12m x 2.59m)

uPVC double glazed window, fitted wardrobes, fitted carpet, television recess, convector radiator.

BEDROOM THREE

9'2 x 9'00 (2.79m x 2.74m)

uPVC double glazed window, fitted carpet, convector radiator.

BEDROOM FOUR

10'00 x 7'4 (3.05m x 2.24m)

uPVC double glazed window, fitted wardrobe, fitted carpet, convector radiator.



STUNNING FAMILY BATHROOM/WC

6'8 x 5'5 (2.03m x 1.65m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and shower attachment, wall mounted wash hand basin with chrome mixer tap and drawers below, close coupled WC, attractive tiling to walls and flooring, BUILT-IN TELEVISION, recessed vanity areas, large vanity mirror, uPVC double glazed window to the rear aspect, spotlighting to ceiling, chrome heated towel radiator.

EXTERNALLY

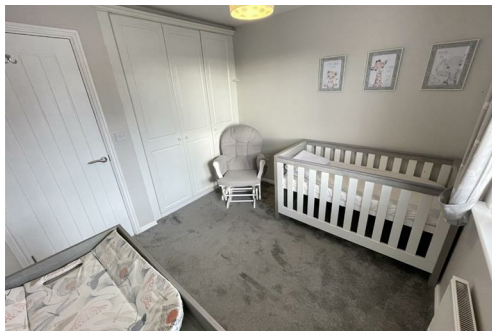
The property occupies a pleasant position, with a part lawned front garden and double width driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden should prove to be a suntrap in the summer months with a southerly aspect and offers a pleasant place to entertain family and friends. An area to the side of the property provides ample space for storage.

GARAGE

Accessed via an up and over door to the front.

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.

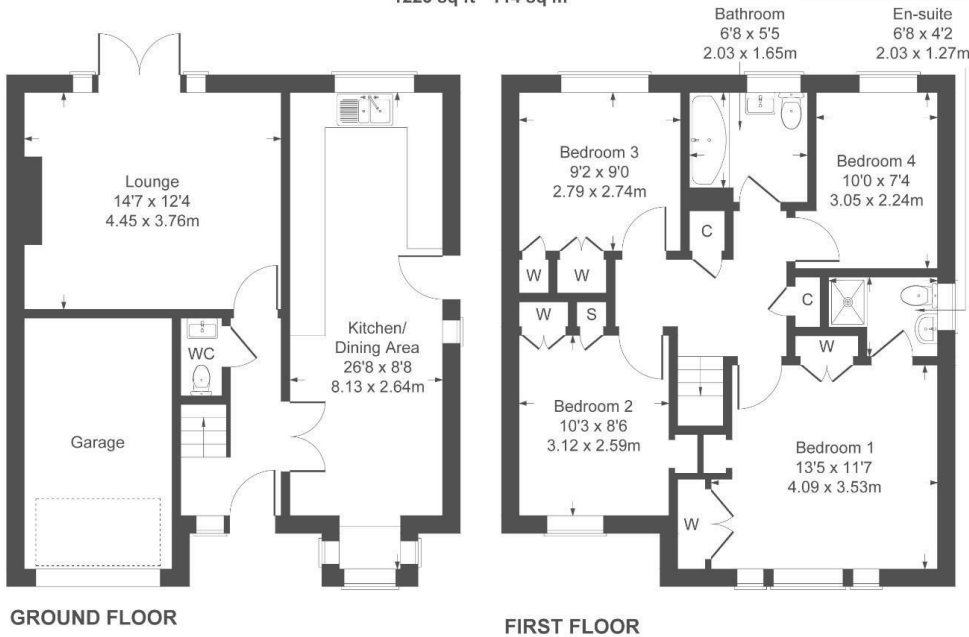


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7 Harvester Close

Approximate Gross Internal Area
1223 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | 70 | |
| (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 | |

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.

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