



**The Green, Elwick, TS27 3EF**  
**5 Bed - House - Detached**  
**£315,000**

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





# The Green Elwick Hartlepool TS27 3EF

**\*\*\* REDUCED\*\*\*** Norse Cottage offers a rare and exciting opportunity in Elwick Village, with the home occupying a pleasant elevated position on The Green. Offering accommodation ideal for family requirements with a spacious, well proportioned and versatile layout that includes FIVE BEDROOMS, TWO BATHROOMS & THREE RECEPTION ROOMS. The home is in need of full renovation yet offers huge potential and a number of unique features, with an internal viewing strongly recommended. A conservatory extension to the rear opens to a 'villa' style garden with OUTDOOR POOL, whilst further features include gas central heating, alarm system and solar panels.

In brief the layout comprises, to the ground floor: spacious entrance hall with stairs to the first floor, generous through lounge/dining room, conservatory extension, two further reception rooms, good size kitchen/breakfast room and shower room with SAUNA. To the first floor are FIVE GOOD SIZE BEDROOMS, with bedroom three previously used as a study, whilst allowing access to a balcony with views towards The Green. The bedrooms are served by a generous family bathroom alongside a separate guest washroom. Externally is a low maintenance front, with a 'villa' style garden at the rear enjoying a high degree of privacy, with good size outdoor pool and patio area. A driveway leads to the single garage, whilst also providing secure parking. There is further external storage areas to the side and rear.

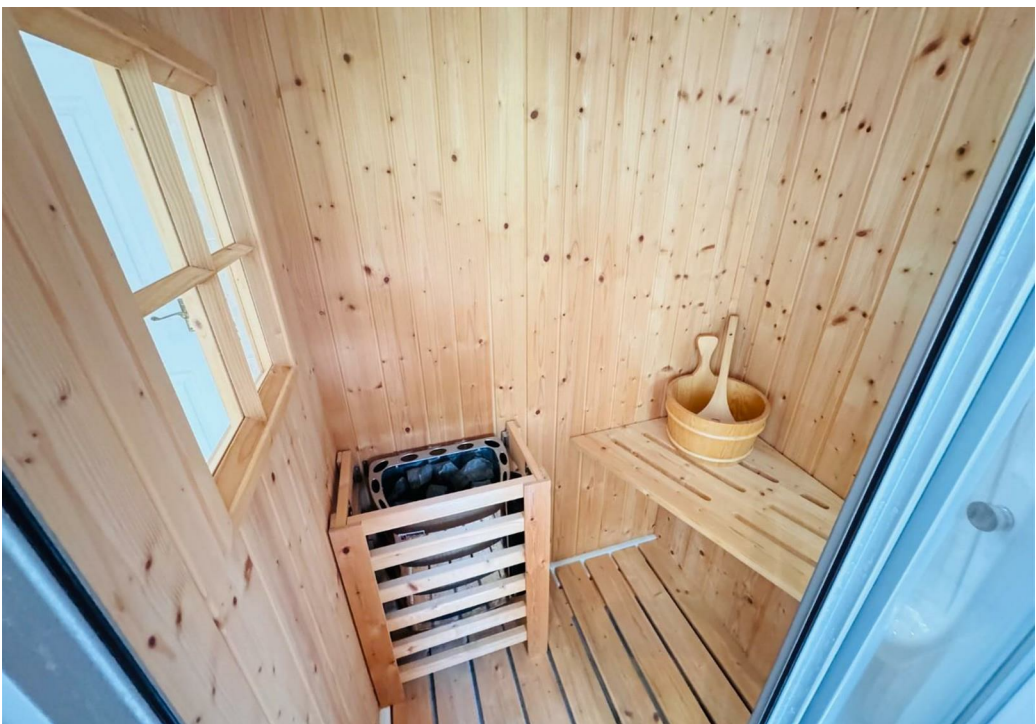
The home is being sold with NO CHAIN INVOLVED. Contact Smith & Friends for viewing arrangements.



















## GROUND FLOOR

### ENTRANCE HALL

12'9 x 8'11 (3.89m x 2.72m)

A spacious entrance hall accessed via glazed entrance door with matching side screen, glazed window to the front, stone fire surround with electric fire, stairs to the first floor with under stairs storage, single radiator, access to:

### THROUGH LOUNGE/DINING ROOM

27'5 x 15'5 maximum measurement (8.36m x 4.70m maximum measurement )

### LOUNGE AREA

Large bow window to the front aspect, feature fire surround with 'marble' style back and base, coving to ceiling, double radiator.

### DINING AREA

French doors with matching side screens into the conservatory extension, coving to ceiling, serving hatch into the kitchen, single radiator.

### CONSERVATORY

9'1 x 9'0 (2.77m x 2.74m)

uPVC double glazed conservatory extension with door to the rear garden, tiled flooring, fanlight and power points.

### SITTING ROOM

14'2 x 9'7 (4.32m x 2.92m)

uPVC double glazed French doors to the rear garden, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, coving to ceiling, double radiator.

### RECEPTION ROOM (POTENTIAL GROUND FLOOR BEDROOM)

13'0 x 8'6 (3.96m x 2.59m)

Window to the front aspect, built in wardrobes, gas central heating boiler, radiator.

### KITCHEN/BREAKFAST ROOM

17'4 x 10'5 (5.28m x 3.18m)

Fitted with a range of units to base and wall level, work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in double oven, separate four ring hob with extractor over, recess with plumbing for washing machine and dishwasher, recess for free standing fridge/freezer, wine rack to base level, glass fronted display cabinets, glazed windows to the rear, glazed door to the rear, double radiator.

### GROUND FLOOR SHOWER ROOM & SAUNA

7'9 x 7'6 (2.36m x 2.29m)

Fitted with a three piece suite comprising: shower enclosure with further access into a small sauna, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to walls and flooring, storage cupboard, window to the side aspect, chrome heated towel radiator.

## FIRST FLOOR LANDING

Walk-in storage cupboard, access to:

### BEDROOM ONE

14'8 x 13'5 (4.47m x 4.09m)

Built-in wardrobes, window to the rear aspect, shelved display area, coving to ceiling, double radiator.

### BEDROOM TWO

15'1 x 12'10 (4.60m x 3.91m)

Window to the front aspect, single radiator.

### BEDROOM THREE

13'10 x 13'0 (4.22m x 3.96m)

Previously used as a study with fitted office furniture, window to the front aspect, door to the balcony, radiator.

### BEDROOM FOUR

10'10 x 9'4 (3.30m x 2.84m)

Window to the front aspect, mirror fronted sliding wardrobes, single radiator.

### BEDROOM FIVE

12'0 x 7'4 (3.66m x 2.24m)

Window to the rear aspect, single radiator, free standing mirrored wardrobes.

### MAIN BATHROOM/WC

10'5 x 9'7 (3.18m x 2.92m)

Fitted with a four piece suite comprising: corner bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, bidet, window to the rear aspect, convector radiator.

### GUEST WASHROOM/WC

5'9 x 3'7 (1.75m x 1.09m)

Fitted with a two piece suite comprising: pedestal wash hand basin and WC.

## EXTERNALLY

The property features a low maintenance front garden with side storage area. The enclosed rear garden incorporates an outdoor pool, patio area, decking and personal door to the garage. The rear garden enjoys a high degree of privacy with huge potential. A block paved driveway to the rear leads to the garage, whilst providing off street parking.

## GARAGE

Accessed via roller door and personal door from the garden.

## 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



Floor 1

Approximate total area<sup>(1)</sup>

2227.22 ft<sup>2</sup>

206.92 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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

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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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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