

**\*\*\* EARLY VIEWING RECOMMENDED \*\*\*** A superb extended four bedroom detached property occupying a prime position on Tavistock Close with a stunning contemporary finish throughout. The home offers spacious and well proportioned accommodation, with the benefit of three reception rooms, whilst further featuring a modern upgraded kitchen, and sun room. The accommodation is warmed by GCH, and uPVC DG throughout. An ideal purchase for family requirements, with a layout that briefly comprises: Entrance hall with stairs to the first floor, downstairs cloakroom WC, study/ sitting room, lounge opening with double doors into the beautiful dining kitchen and sunroom, the utility completes the ground floor. To the first floor the landing gives access to four bedrooms, the master with double wardrobes and modern en suite shower room. The remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden with a long tarmac driveway providing ample off street parking, whilst leading to a good sized detached garage. The beautiful rear garden should prove to be a suntrap in the summer months and enjoys a high degree of privacy. On one side of the property is a private courtyard area ideal for outdoor entertaining.

**Tavistock Close, Hartlepool, TS27 3LB**

**4 Bedroom - House - Detached**

**£340,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: E**



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## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC DG glass panelled door, spindle staircase to first floor and radiator.

### CLOAKROOM WC

White and chrome suite with low level WC. wash hand basin with vanity storage

### STUDY / SITTING ROOM

uPVC DG window to front and radiator.

### LOUNGE

uPVC DG window to front, living flame coal effect gas fire with surround , radiator and double doors opening into the dining kitchen.

### OPEN PLAN KITCHEN DINING AREA

Kitchen: Fitted with a range of Oyster gloss wall, base and drawer units with woodblock effect worktops and splashback. Inset sink and drainer with mixer tap, Five ring gas hob with illuminating extractor and fan assisted double oven. Integrated dishwasher, fridge and freezer, underfloor heating, LED lighting and uPVC DG window.

### SUN ROOM

uPVC DG French Doors and inserts, UPVC DG windows, Twin Velux windows, underfloor heating, LED spot lighting and radiator.

### UTILITY

Fitted with cream high gloss base and wall units, woodblock effect worktops with inset sink and drainer, plumbing for washing machine and dryer. uPVC DG Glass panelled door.

## FIRST FLOOR

### LANDING

Loft access and airing cupboard.

### BEDROOM 1( Front)

uPVC DG window, built in wardrobes and radiator.

### ENSUITE

White and chrome suite with walk in shower cubicle, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and flooring heated chrome towel rail and uPVC DG window.

### BEDROOM 2 ( Rear)

uPVC DG window with distant sea views, built in wardrobes and radiator.

### BEDROOM 3 ( Rear)

uPVC DG window with distant sea views, built in wardrobes and radiator.

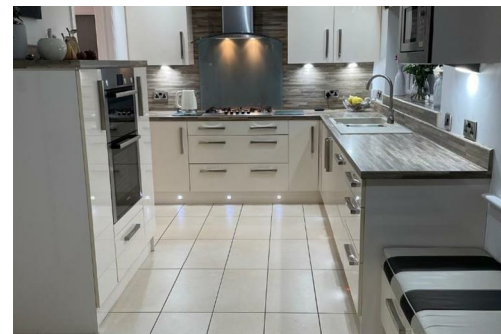
### BEDROOM 4 ( Front)

uPVC DG window and radiator.

### FAMILY BATHROOM

Modern white and chrome suite with panelled bath electric shower over and glass shower screen, wash hand basin with vanity storage and low level WC. co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG window.

## EXTERNALLY





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Set on a lovely generous plot the enclosed rear garden is laid to lawn with well stocked established borders, complimented with a sunny patio area. On one side of the property is a private courtyard area ideal for outdoor entertaining in the summer months. The open plan front garden is laid to lawn with a large tarmac driveway leading to the detached garage. ( up and over door, power and lighting)



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## Tavistock

Approximate Gross Internal Area  
1615 sq ft - 150 sq m  
(Excluding Garage)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(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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