



**Chichester Close, Kings Meadow, TS25 2QT**  
**4 Bed - House - Detached**  
**Offers In Excess Of £315,000**

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



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ESTATE AGENTS

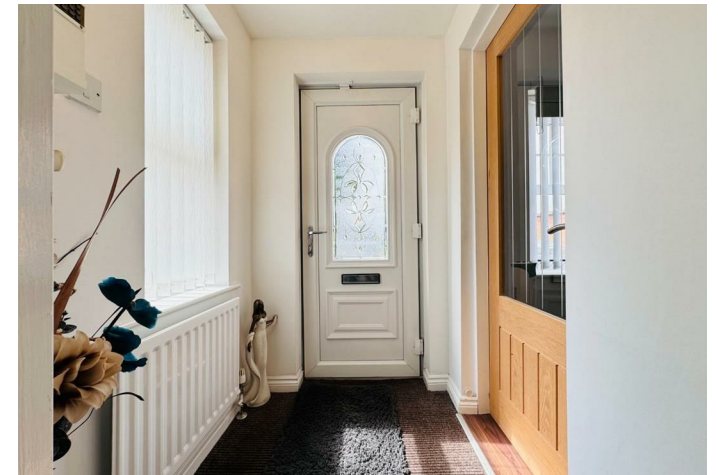
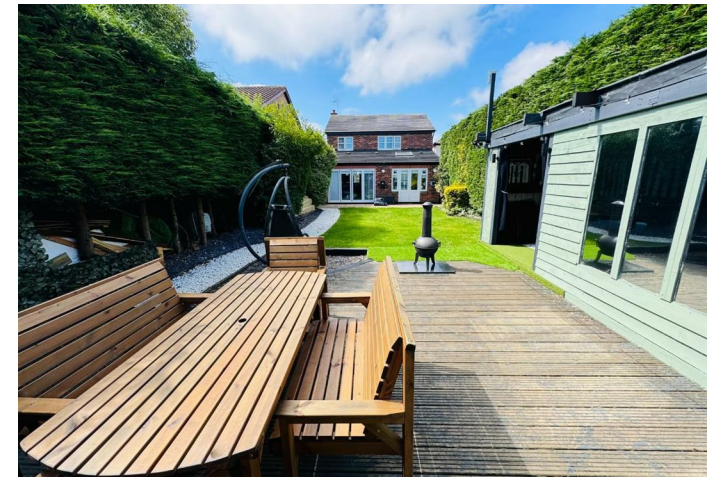
# Chichester Close

## Kings Meadow Hartlepool TS25 2QT

\*\*\* FULL WIDTH GROUND FLOOR EXTENSION \*\*\* A most impressive FOUR BEDROOM detached property occupying a prime set back position on Chichester Close, with the benefit of a generous driveway, large rear garden, external bar and home gym. An ideal purchase for family requirements, with a versatile layout that features THREE RECEPTION ROOMS and a beautiful extended kitchen/breakfast room. The spacious layout is complemented by attractive décor and modern fixtures and fittings, with an impressive refitted family bathroom and modern en suite shower room. Other benefits include upgraded internal doors, uPVC double glazing, gas central heating and secure burglar alarm system.

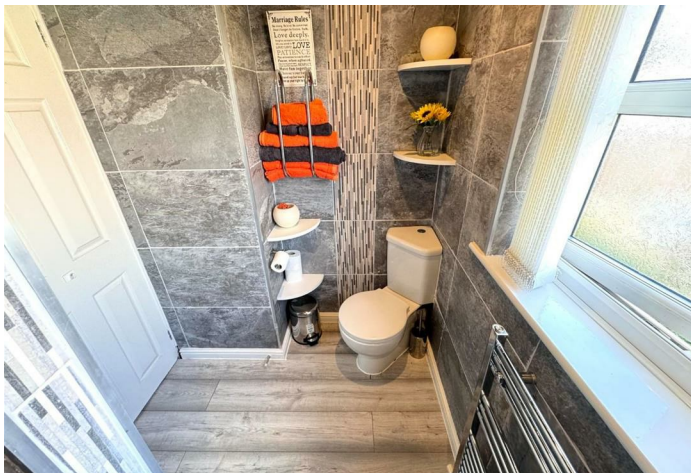
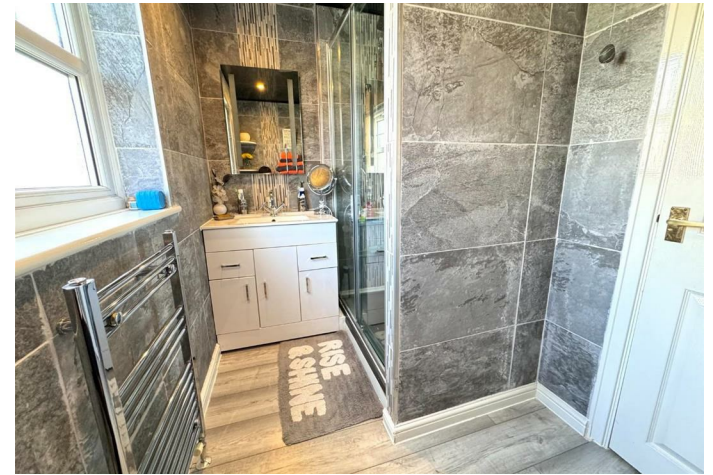
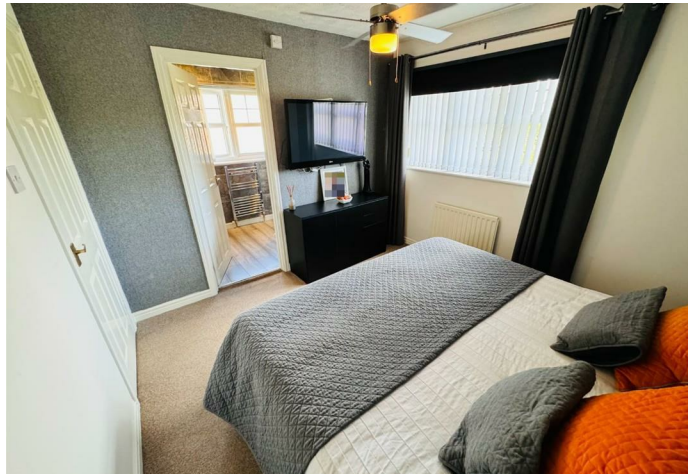
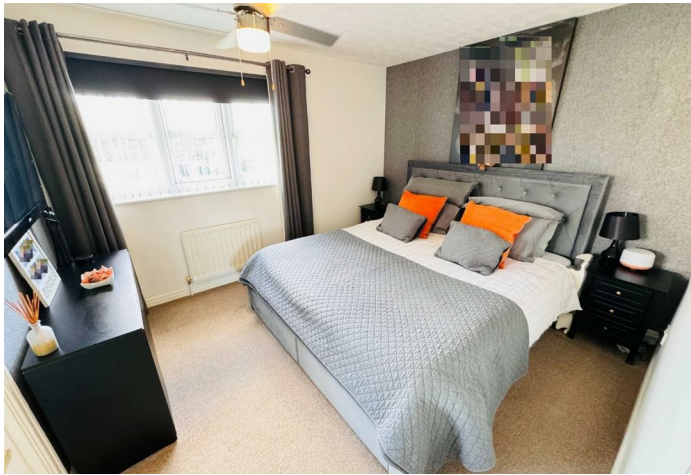
An internal viewing is essential to appreciate what the home offers, with a layout which briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access into the spacious family lounge with feature fire surround, electric fire and archway into the dining area which incorporates double doors into the rear sitting room with bi-folding doors opening to the rear garden. The upgraded kitchen/breakfast room features an extensive range of units to base and wall level with matching central island. A generous utility room gives access to a refitted guest cloakroom/WC and features an integral door to the converted garage, currently used as a home office. To the first floor are four bedrooms, the master bedroom benefitting from a modern en suite shower room, whilst the remaining bedrooms are served by the family bathroom.

Externally the property is set back from the road with a well kept front garden and generous driveway allowing ample off street parking. The landscaped rear garden enjoys a high degree of privacy, with lawn and decked patio areas, whilst including an external bar, storage and home gym. An enviable place for entertaining family and friends. Chichester Close is situated off Truro Drive with easy access to amenities and the A689. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, single radiator, upgraded internal doors.

### ENTRANCE HALL

Staircase to the first floor, fitted carpet, access to:

### LOUNGE/DINING ROOM

24'7 x 11'2 (7.49m x 3.40m)

### LOUNGE AREA

uPVC double glazed bay window to the front aspect, attractive feature fire surround with electric fire, fitted carpet, television point, modern vertical radiator.

### DINING AREA

Modern laminate flooring, uPVC double glazed window to the side aspect, glazed internal doors to the rear sitting room, 'column' style radiator.

### SITTING ROOM

11'5 x 12'1 (3.48m x 3.68m)

uPVC double glazed bi-fold doors to the rear garden, uPVC double glazed window to the side aspect, upgraded internal doors to the kitchen, modern laminate flooring, coving to ceiling, electric fanlight.

### KITCHEN/BREAKFAST ROOM

17'8 x 11'4 (5.38m x 3.45m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting granite worktops incorporating an inset one and a half bowl ceramic sink unit with modern spray mixer tap, two electric fan assisted ovens, separate five ring gas hob with illuminated three speed extractor hood over, tiling to splashback, recess with plumbing for dishwasher, central island with matching granite top and breakfast bar, modern laminate flooring, inset spotlighting to ceiling, double glazed Velux window, uPVC double glazed French doors to the rear with uPVC double glazed side screens, wall mounted television point, convector radiator, access to:

### UTILITY ROOM

8'8 x 8'10 (2.64m x 2.69m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and worktop with splashback, concealed gas central heating boiler, recess with plumbing for washing machine, modern laminate flooring, double glazed composite side door, two useful storage cupboards, convector radiator, inset spotlights to ceiling, access to:

### GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, matching flooring, extractor fan, chrome heated towel radiator.

### STUDY/RECEPTION ROOM (GARAGE CONVERSION)

15'7 x 8'4 (4.75m x 2.54m)

Offering a variety of uses and currently used as a home study, with uPVC double glazed window to the front aspect, modern laminate flooring, inset spotlights to ceiling, convector radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, access to:

### BEDROOM ONE

9'10 x 11'5 (3.00m x 3.48m)

A good sized master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, electric fanlight, single radiator, access to:

### EN-SUITE SHOWER ROOM/WC

8'9 x 5'4 (2.67m x 1.63m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower with chrome frame, glass panelled sliding door and chrome shower with separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinets below, wall mounted vanity mirror above, corner low level WC, attractive tiling to walls, modern laminate flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

### BEDROOM TWO

9'8 x 11'3 (2.95m x 3.43m)

Built-in wardrobes with mirror fronted sliding doors, uPVC double glazed window to the front aspect, fitted carpet, double radiator.

### BEDROOM THREE

12'10 x 6'6 (3.91m x 1.98m)

Currently used as a dressing room with uPVC double glazed window to the rear aspect, built-in wardrobe/storage cupboard, fitted carpet, single radiator.

### BEDROOM FOUR

6'7 x 8'11 (2.01m x 2.72m)

uPVC double glazed window to the front aspect, built-in wardrobe/storage cupboard, fitted carpet, single radiator.

### FAMILY BATHROOM/WC

8'10 x 5'6 (2.69m x 1.68m)

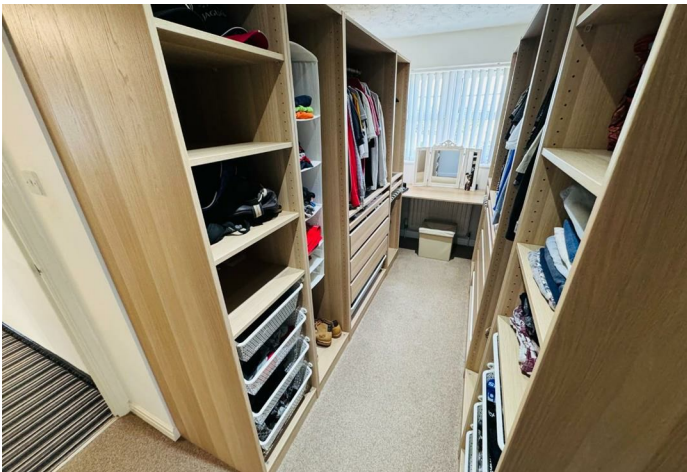
Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinets below, wall mounted vanity mirror over, attractive tiling to splashback, modern laminate flooring, uPVC double glazed window to the side aspect, built-in storage cupboard, chrome heated towel radiator.

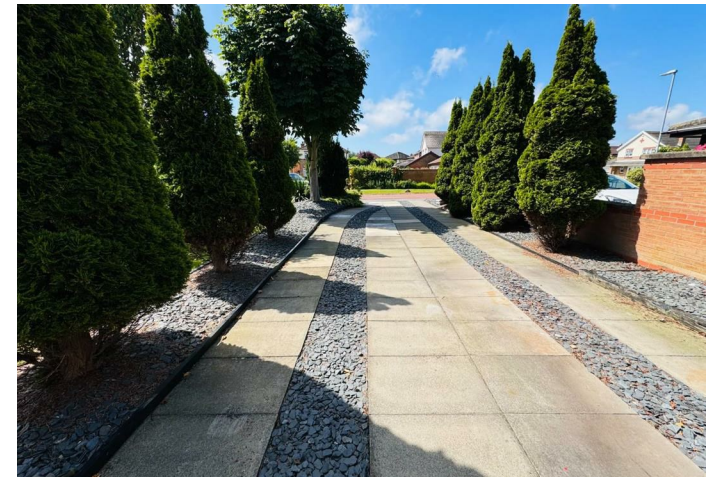
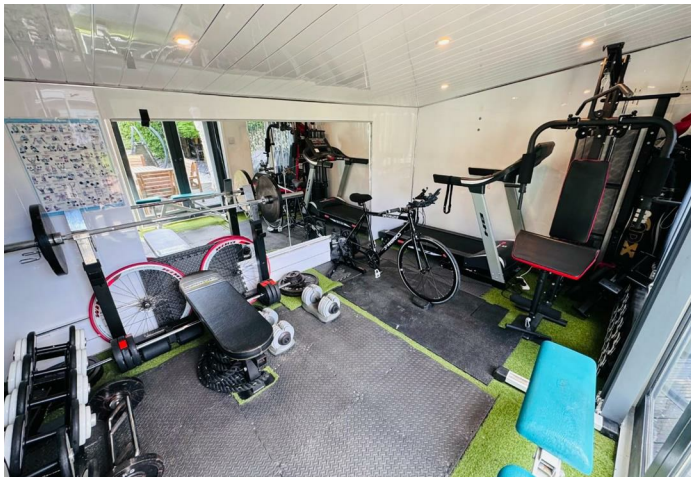
### EXTERNALLY

The property occupies a pleasant set back position with a well cared for front garden and ample off road parking. A gate to the side leads through to the generous, private and enclosed rear garden, with lawn, paved patio, decking and well established border. The external SUMMERHOUSE/BAR (20'9 x 7'3) (6.32m x 2.21m) offers an enviable place for entertaining family and friends with lighting, bar area and sockets. To the rear of the bar is a useful external storage area, whilst to the side is a LARGE HOME GYM (15'4 x 9'3) (4.67m x 2.82m) with double doors, lighting, sockets and PVC panelling to ceiling.

### 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>

1496.85 ft<sup>2</sup>  
139.06 m<sup>2</sup>

Reduced headroom

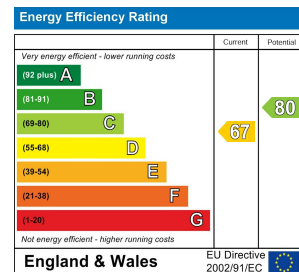
2.66 ft<sup>2</sup>  
0.25 m<sup>2</sup>

(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



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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