



**Crowland Road, Fens, TS25 2JJ**  
**4 Bed - House - Semi-Detached**  
**£230,000**

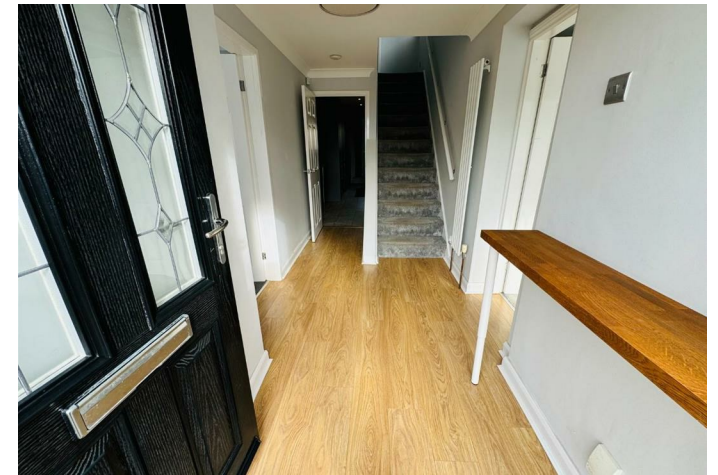
**EPC Rating: E**  
**Tenure: Freehold**  
**Council Tax Band: C**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

## Crowland Road Fens, Hartlepool, TS25 2JJ

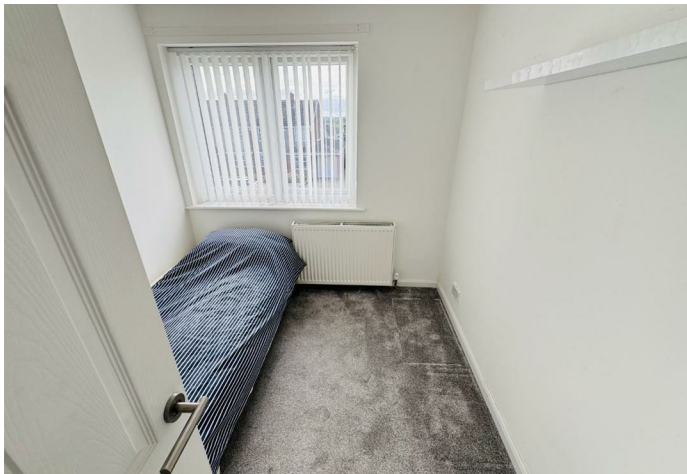
\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION \*\*\* A beautifully upgraded and generously extended THREE/FOUR BEDROOM semi-detached property on Crowland Road in the Fens estate. The home offers spacious and versatile accommodation ideal for family requirements, with THREE RECEPTION ROOMS and large kitchen. An internal viewing comes highly recommended to appreciate the space on offer, with a layout which briefly comprises: welcoming entrance hall with stairs to the first floor, pleasant front lounge with large bow window and versatile fourth bedroom/study adjacent. The impressive kitchen/breakfast room incorporates an extensive range of units, integrated appliances, island and breakfast bar area, whilst a useful utility room offers further space for free standing appliances and leads to the guest cloakroom/WC. A separate dining room opens to a stunning garden room extension with vaulted ceiling and views of the rear garden. To the first floor are three bedrooms and a modern family bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a paved driveway allowing useful off street parking. The generous enclosed rear garden features a pleasant patio and generous lawn with a good degree of privacy. The recent addition of an external home office allows a quiet place for those working from home, but could just as easily be used as a home gym/external garden room.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, fitted with modern 'oak' style laminate flooring, staircase to the first floor with fitted carpet, coving to ceiling, modern vertical radiator.

### GROUND FLOOR STUDY/BEDROOM FOUR

8'8 x 7'4 (2.64m x 2.24m)

uPVC double glazed window to the front aspect, fitted carpet, panelling and shelving, convector radiator.

### LOUNGE (front)

12'5 x 11'6 (3.78m x 3.51m)

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

### KITCHEN/BREAKFAST ROOM

13'11 x 15'8 (4.24m x 4.78m)

A generous extended kitchen/breakfast room incorporating an extensive range of units from floor to ceiling level with brushed stainless steel handles and complementing stained wood worktops. The kitchen includes a range of integrated appliance with 'larder' style fridge and separate freezer, integrated dishwasher, two Zanussi electric ovens with matching microwaves above, separate four ring induction hob set within a matching island with breakfast bar area, 'Belfast' style sink with chrome mixer tap, tiling to flooring, two uPVC double glazed windows to the rear aspect, double glazed Velux window, inset spotlighting to ceiling, two modern vertical radiators, additional double radiator with worktop above, useful under stairs storage cupboard, access to:

### UTILITY

5'2 x 7'3 (1.57m x 2.21m)

Fitted worktop with space below for washing machine and dryer, Baxi Platinum gas central heating boiler, matching tiled flooring, extractor fan, uPVC double glazed window to the side aspect, convector radiator.

### GUEST WC

Fitted with a two piece white suite comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching white gloss back and vanity area above, matching tiled flooring, convector radiator.

### DINING ROOM

12' x 10'1 (3.66m x 3.07m)

Modern laminate flooring, coving to ceiling, convector radiator, uPVC double glazed French doors through to:

### REAR EXTENSION

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

Offering a variety of uses and enjoying a high degree of natural light

with a vaulted ceiling incorporating two large skylights, uPVC double glazed French doors opening to the rear garden, uPVC double glazed windows, spotlighting, wall lights, modern 'oak' style laminate flooring, modern panelled radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, built-in storage cupboard, hatch to loft space.

### BEDROOM ONE

11'8 x 10'2 (3.56m x 3.10m)

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

### BEDROOM TWO

10'8 x 10' (3.25m x 3.05m)

uPVC double glazed window overlooking the rear garden, wall to wall fitted wardrobes, fitted carpet, coving to ceiling, single radiator.

### BEDROOM THREE

8'7 x 7'9 (2.62m x 2.36m)

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

### BATHROOM/WC

5'5 x 7'9 (1.65m x 2.36m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and chrome shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, modern tiling to splashback being full height to shower level, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property features a part lawned front garden, with a paved driveway allowing useful off street parking, with privacy hedge. A gate to the side of the property leads through to the generous enclosed rear garden featuring an attractive patio area, lawn, fenced boundaries and gated access to the rear pathway. A useful timber storage shed is included in the asking price.

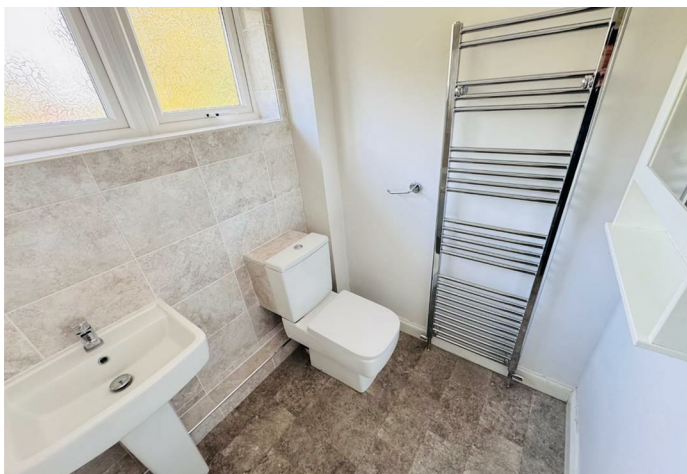
### EXTERNAL GARDEN ROOM

9'1 x 12'11 (2.77m x 3.94m)

Ideal for use as a home office, gym or potential entertaining area, with uPVC double glazed French doors, lighting, modern laminate flooring, power sockets.

### 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.







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



**SMITH & FRIENDS**  
 ESTATE AGENTS