



Highgate Meadows, Dalton Piercy, TS27 3BZ
3 Bed - Bungalow - Detached
Offers In Excess Of £450,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Highgate Meadows Dalton Piercy, Hartlepool, TS27 3BZ

A credit to its current owners, we are delighted to offer for sale this stunning three bedroom detached bungalow occupying arguably one of the finest plots on this exclusive Wynyard Homes development in Dalton Piercy. Built (in 2020) to the much admired 'Derwent' design with spacious and well planned living accommodation, ideal for a wide variety of buyers. The home is set back with an extensive plot that features beautifully landscaped gardens, generous block paved driveway and a detached double garage. Internally finished to the highest of standards, with significant upgrades included, the accommodation is complemented by attractive decor and a clever choice of fixtures and fittings, with stunning kitchen, bathroom and en-suite. Beautiful Karndean flooring, bi-folding doors, appliance upgrades, custom 'Hammonds' bedroom furniture and alarm system are a number of further benefits on offer.

An internal viewing comes highly recommended, with a layout which briefly comprises: covered entrance porch, leading into a welcoming entrance hall and through to the formal lounge with attractive views of the vast frontage. An expansive living area to the rear incorporates a fully fitted kitchen, dining and seating areas with bi-folding doors opening to the rear patio, an enviable place for entertaining both family and friends. The hall provides further access to three generous bedrooms, the master bedroom with fitted 'Hammonds' wardrobes, views of the rear garden and features a superb en-suite shower room. The remaining bedrooms are served by the main bathroom which incorporates a four piece suite, modern chrome fittings and a large vanity mirror.

Equally impressive externally with beautifully landscaped gardens, extensive frontage, ample parking and detached double garage with remote access door. The bungalow enjoys a high degree of sunlight, privacy and seclusion. A rare opportunity with an early viewing recommended.











COVERED ENTRANCE PORCH

WELCOMING ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with beautiful Karndean flooring, useful cloaks cupboard, modern convector radiator, inset spotlights to ceiling, hatch to loft space.

FORMAL LOUNGE

13'5 x 16'3 (4.09m x 4.95m)

A pleasant lounge with uPVC double glazed windows overlooking the front garden, fitted carpet, wall mounted television point, convector radiator.

OPEN PLAN KITCHEN/DINER/SITTING ROOM

25'3 x 17'2 (7.70m x 5.23m)

SITTING AREA

Beautiful Karndean flooring, uPVC double glazed window looking out to the rear garden, wall mounted television point, modern convector radiator.

DINING AREA

uPVC double glazed bi-folding doors opening to the rear patio, beautiful Karndean flooring, modern convector radiator.

KITCHEN AREA

Fitted with a beautiful range of contrasting units to both base and wall level with upgraded sandstone worktops and matching splashback with an inset one and a half bowl sink unit with chrome mixer tap over, built-in double oven with separate four ring induction hob and extractor hood over, down lighting, mirrored splashback, integrated fridge and freezer, integrated washer/dryer, integrated dishwasher, beautiful Karndean flooring, uPVC double glazed door to the side patio.

BEDROOM ONE

15'7 x 11'10 (4.75m x 3.61m)

A generous master bedroom with 'Hammonds' wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, modern convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

Featuring a stunning three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, wall mounted wash hand basin with chrome mixer tap, concealed WC with vanity area and mirror above, attractive tiling to splashback and flooring, uPVC double glazed window to the side aspect, inset spotlighting to ceiling, extractor fan, chrome heated towel radiator.

BEDROOM TWO

10'8 x 12'4 (3.25m x 3.76m)

Modern 'Hammonds' wardrobes, two uPVC double glazed windows to the front aspect, fitted carpet, wall mounted television point, modern convector radiator.

BEDROOM THREE

11'7 x 8'6 (3.53m x 2.59m)

Two uPVC double glazed windows to the front aspect, fitted carpet, modern convector radiator.

MAIN BATHROOM/WC

Fitted with a beautiful four piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door, chrome overhead shower and separate attachment, panelled bath with mixer tap over, wall mounted wash hand basin with chrome mixer tap, concealed WC, attractive tiling to splashback, being full height to shower level, large wall mounted vanity mirror, inset spotlighting to ceiling, extractor fan, chrome heated towel radiator.

EXTERNALLY

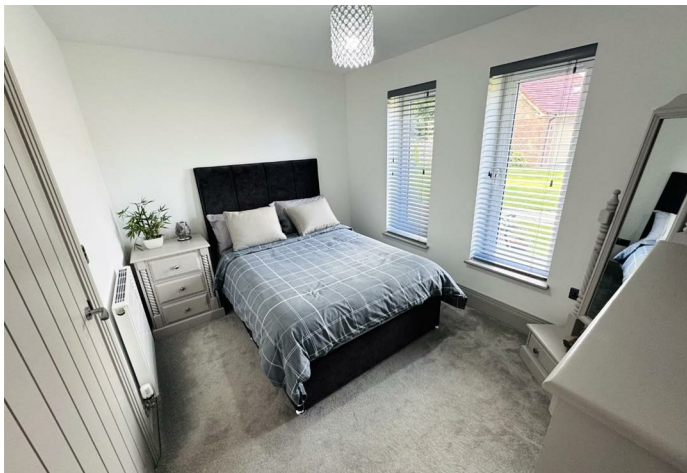
The bungalow occupies an enviable tucked away position within the development, approached by a generous block paved driveway allowing ample off street parking, with additional pebbled area for guest parking. The extensive front garden is predominantly lawned with planted areas and fenced boundary. A gate to the side leads through to a secluded private patio area and bin storage, the rear garden has been beautifully landscaped, with patio, decking, large lawn, planted areas and fenced boundaries. The bungalow benefits from external lighting and sockets.

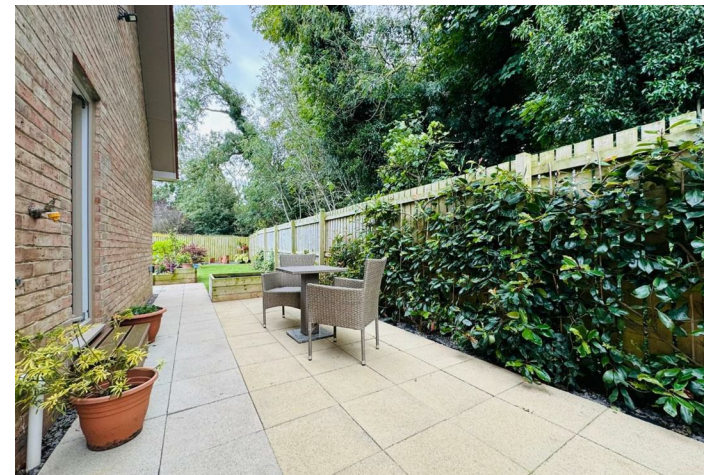
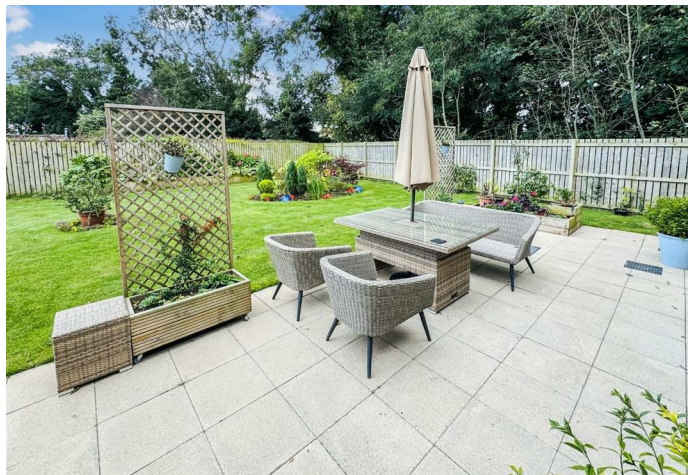
DOUBLE GARAGE

A detached brick built double garage with remote controlled door, overhead storage, lighting and sockets.

NB

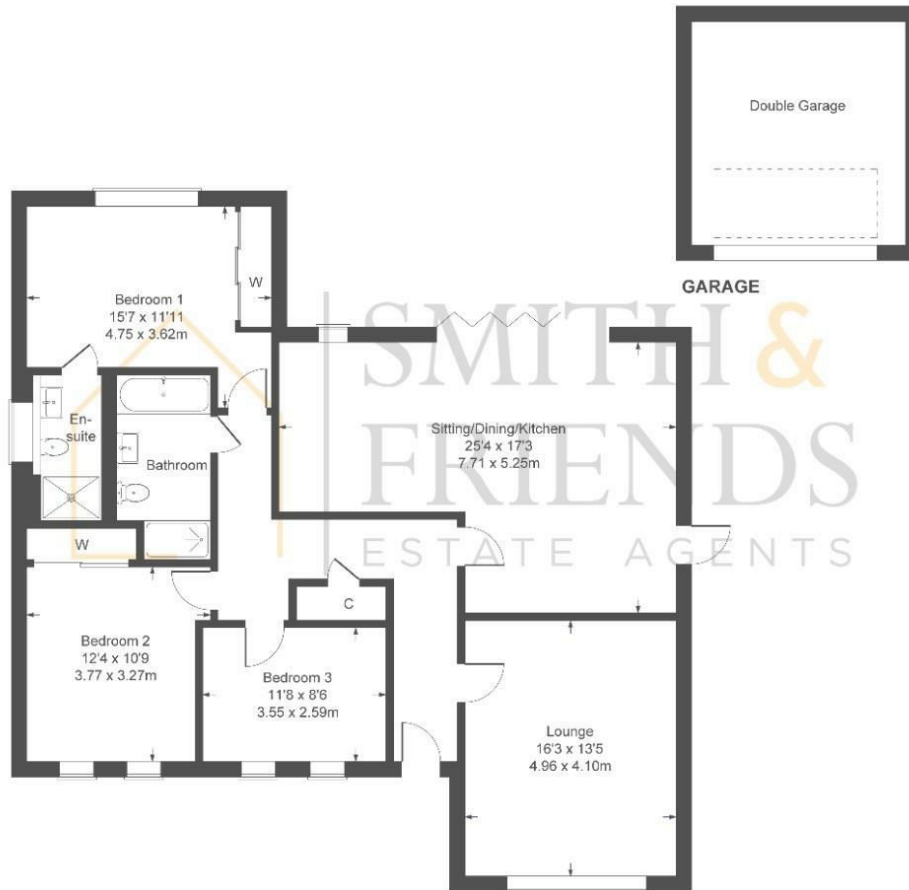
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



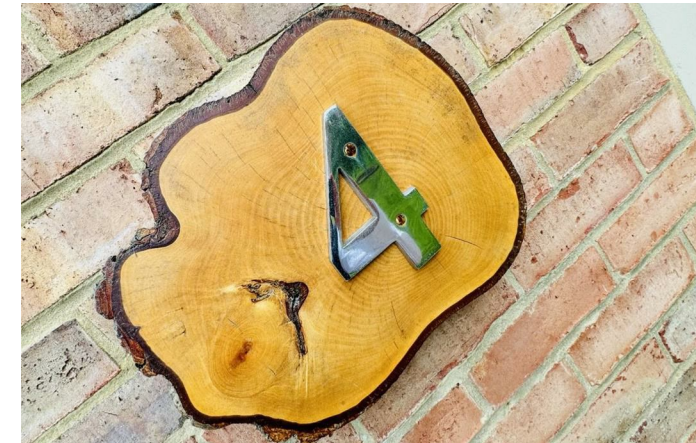


Highgate Meadows

Approximate Gross Internal Area
1335 sq ft - 124 sq m



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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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. 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

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