



Holyrood Crescent, Hart, TS27 3BB
3 Bed - Bungalow - Detached
£325,000

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



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ESTATE AGENTS

Holyrood Crescent Hart, Hartlepool, TS27 3BB

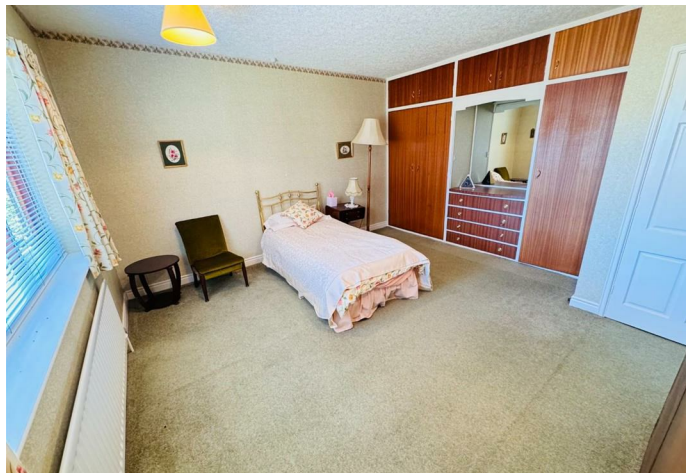
*** NO CHAIN INVOLVED *** This unique self build bungalow offers a rare and exciting opportunity with spacious, well proportioned and versatile accommodation, ideal for a wide variety of buyers. Set back in the corner of Holyrood Crescent with a slightly elevated position, surrounded by beautiful countryside, open fields and offering a distant sea view. A true one off with THREE LARGE BEDROOMS, two generous reception rooms and careful consideration taken to allow for large rooms, with undoubted further potential and scope to alter as required. The bungalow is surrounded by a beautiful walled garden, features useful off street parking, enjoys views of the horse fields to the side and includes a generous integral garage.

An internal viewing comes highly recommended to appreciate the further potential on offer, with a layout which briefly comprises: welcoming entrance hall, useful guest cloakroom, generous through lounge, spacious second reception room (potential fourth bedroom), large kitchen/diner, rear lobby, three double bedrooms, four piece bathroom and useful utility room. An extensive attic space offers further scope to the already vast accommodation on offer. The bungalow is warmed by gas central heating and features wood double glazing. Externally the surrounding gardens allow an enviable place to enjoy, with well stocked but manageable gardens, whilst a block paved driveway allows useful off street parking and leads to a larger than average garage with remote controlled roller door.

Holyrood Crescent is located in the picturesque village of Hart which allows quick commuting to and from Hartlepool and the surrounding areas. Bungalows of this size with such potential and location are rarely available for sale. VIEWING RECOMMENDED.











ENTRANCE HALL

A spacious and inviting entrance hall accessed via uPVC double glazed entrance door with frosted side screen, seating area, coving to ceiling, single radiator, large cloaks cupboard with shelving and additional single radiator.

GUEST CLOAKROOM/WC

4'11 x 4'0 (1.50m x 1.22m)

Fitted with a two piece suite comprising: wall mounted wash hand basin with dual taps, low level WC, part tiled walls, window, single radiator.

GENEROUS LOUNGE

20'1 x 15'0 (6.12m x 4.57m)

A generous lounge which links to the second reception room via double doors, feature fire surround with marble back and base, double glazed patio doors to the side garden, coving to ceiling, double radiator.

SECOND RECEPTION ROOM (POTENTIAL FOURTH BEDROOM)

15'8 x 14'9 (4.78m x 4.50m)

Offering a variety of uses with uPVC double glazed feature window to the rear aspect giving attractive open views, additional wood frame double glazed window to the side aspect, stone fire surround, coving to ceiling, large single radiator, door to the kitchen.

KITCHEN/DINER

14'9 x 14'6 (4.50m x 4.42m)

A spacious kitchen/diner which is fitted with a range of units to base and wall level with contrasting 'marble' effect work surfaces, incorporating an inset single drainer stainless steel sink and mixer tap, recess for cooker, tiling to splashback areas, glass fronted display cabinets, integrated fridge and dishwasher, inset spotlights to ceiling, wood frame double glazed window to the rear aspect with attractive open views, double radiator.

REAR LOBBY

Two feature windows, tiled flooring, uPVC double glazed door to the rear garden.

BEDROOM ONE

14'9 x 13'2 (4.50m x 4.01m)

A good size master bedroom with fitted wardrobes and dressing area, wood frame double glazed window to the rear with attractive open views, single radiator.

BEDROOM TWO

14'4 x 13'3 (4.37m x 4.04m)

A spacious second bedroom with fitted wardrobes and dressing area, wood frame double glazed window to the front aspect, single radiator.

BEDROOM THREE

14'4 x 10'8 (4.37m x 3.25m)

Wood framed double glazed window to the rear aspect with attractive open views, double radiator.

FAMILY BATHROOM/WC

13'6 x 10'11 (4.11m x 3.33m)

Could easily be divided to allow for a smaller bathroom and ensuite. Currently incorporating a four piece suite comprising: panelled bath, corner shower, pedestal wash hand basin, low level WC, tiled splashback, wood framed double glazed window to the front aspect, double radiator.

UTILITY ROOM

11'0 x 10'8 (3.35m x 3.25m)

Accessed via the garage with a range of units to base and wall level, single drainer sink with dual taps, plumbing for washing machine, space for fridge/freezer, wood framed double glazed window to the rear aspect.

INTEGRAL GARAGE

19'6 x 11'2 (5.94m x 3.40m)

Accessed to the front via remote controlled roller door, personal door to the side, integral door from the hall.

EXTERNALLY

The property features a low maintenance front with a block paved driveway allowing useful off street parking whilst leading to the garage. The side and rear garden are well stocked with lawn, patio and planted borders enclosed by a stone wall to the rear. The side and rear gardens enjoy beautiful open views of the surrounding fields and countryside.

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.





Approximate total area⁽¹⁾
2083.25 ft²
193.54 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 73 |
| (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 these services.

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