

**\*\* NO EXPENSE SPARED \*\* VIEWING ESSENTIAL \*\*** This unique 4 bedroom property has been upgraded with high end fixtures and fittings including Amtico flooring throughout the ground floor and garage, oak and glass staircase, solid oak internal doors, stunning kitchen with integrated appliances, remote window dressings and professionally landscaped rear garden. Comprising of: entrance hallway with solid oak staircase leading to the first floor, bedroom 4 (currently used as a dining room with bay window overlooking the front garden), bedroom 3 (currently used as an office) overlooking the rear garden, lounge with views of the front garden, stunning dining kitchen with a range of pale grey 'shaker' style wall, base and drawer units, warming drawer with 'Quartz' worktops and centre island, Miele pyrolytic oven, hob and extractor, Miele microwave and Neff coffee machine; the dining area overlooks the landscaped garden with bi-fold doors opening onto the patio area. The shower room and large under stairs storage cupboard complete the ground floor. To the first floor the gallery style landing leads to the two further double bedrooms, bedroom 1 is designed with a dressing area, 'Apex' roof and made to measure plantation shutter to the window and cupboards to eaves which have been fitted with shelving for easy storage; beautiful en-suite with floor to ceiling window and free standing double ended bath, hand basin, low level WC and chrome heated towel rail; bedroom 2, another spacious double, with Hammonds fitted wardrobes and Velux window; with the white and chrome shower room serving bedroom two. The open plan front garden is mainly laid to lawn, with a triple driveway leading to the double garage, with twin electric roller shutter doors, power and lighting. The private rear garden has been professionally landscaped with no expense spared. The well stocked borders complement the immaculate lawn, bar and extensive paved patio areas allowing for plenty of entertaining.

**Conroy Close, Hartlepool, TS26 0FT**  
**4 Bedroom - Bungalow - Dormer Detached**  
**£499,995**  
**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: F**



## GROUND FLOOR

### HALLWAY

14'11 x 7'1 (4.55m x 2.16m)

Composite door, return staircase to first floor landing, storage cupboard and underfloor heating.

### SHOWER ROOM/WC

5'1 x 7'10 (1.55m x 2.39m)

White and chrome suite with walk-in shower, wash hand basin with vanity storage and low level WC; co-ordinated tiles walls, heated chrome towel rail, underfloor heating, uPVC double glazed window to rear.

### BEDROOM 4 (CURRENTLY USED AS A DINING ROOM)

10'7 x 11'10 (3.23m x 3.61m)

uPVC double glazed bay window to front, underfloor heating.

### BEDROOM 3 (CURRENTLY USED AS AN OFFICE)

10'7 x 11'10 (3.23m x 3.61m)

uPVC double glazed window to rear, built-in wardrobes, underfloor heating.

### LOUNGE

14'9 x 14'1 (4.50m x 4.29m)

uPVC double glazed window to front, underfloor heating.

## OPEN PLAN KITCHEN DINING AREA

### KITCHEN AREA

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

'Shaker' style wall, base and drawer units with matching 'quartz' worktops and centre island, inset sink with mixer tap, induction hob with illuminating extractor and double oven, space for 'larder' style fridge/freezer, other integrated appliances include washing machine and coffee machine.

### DINING AREA

11'2 x 14' (3.40m x 4.27m)

uPVC double glazed bi-fold doors opening onto the rear patio, uPVC double glazed window to rear, composite door giving side access, underfloor heating throughout.

## FIRST FLOOR

### LANDING

uPVC double glazed window to front, radiator.

### BEDROOM 1

30'5 x 7'10 (9.27m x 2.39m)

Fitted wardrobes, radiator, dressing area with extra fitted storage, uPVC double glazed window to front.

### EN-SUITE

10'6 x 7'10 (3.20m x 2.39m)

White and chrome suite with double ended freestanding bath, wash hand basin with vanity storage and low level WC; uPVC double glazed window to rear, heated chrome towel rail, co-ordinated tiled flooring.

### BEDROOM 2

16'1 x 11'11 (4.90m x 3.63m)

uPVC double glazed window to front, built-in storage, radiator.



**SHOWER ROOM**

**3'3 x 7'2 (0.99m x 2.18m)**

White and chrome suite with walk-in shower, wash hand basin with vanity storage and low level WC; co-ordinated tiles, heated chrome towel rail, uPVC double glazed window to rear.

**EXTERNALLY**

The open plan front garden is mainly laid to lawn, with a triple driveway leading to the DOUBLE GARAGE. The private rear garden has been professionally landscaped with no expense spared. The well stocked borders complement the immaculate lawn; the bar and extensive paved patio areas allow for plenty of outdoor entertaining.

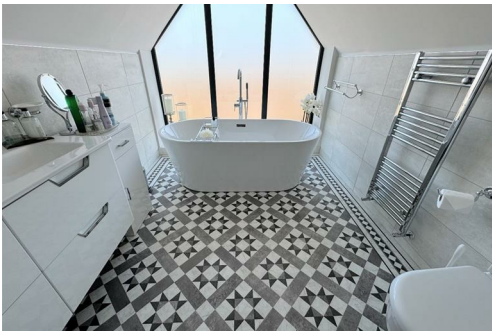
**DOUBLE GARAGE**

**19' x 19'2 (5.79m x 5.84m)**

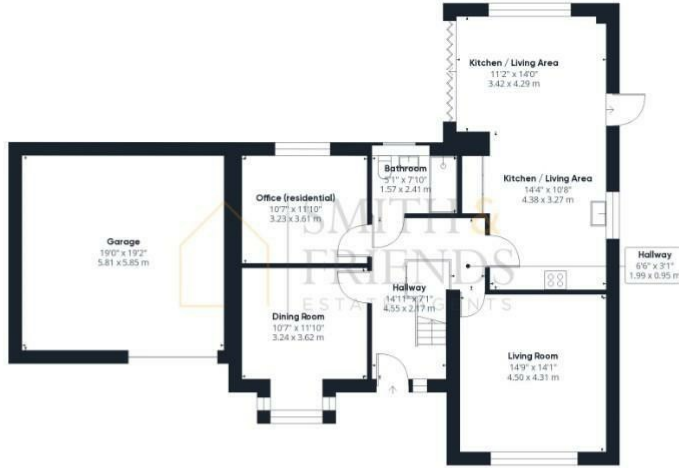
Twin electric roller shutter doors, power and lighting.

**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.



# Conroy Close, Hartlepool, TS26 OFT



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 2155.06 ft<sup>2</sup>  
 200.21 m<sup>2</sup>

**Reduced headroom**  
 801.05 ft<sup>2</sup>  
 6.91 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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