



A beautifully upgraded and rarely available **THREE BEDROOM** detached bungalow on Pinewood Close, in a popular part of the Clavering estate. The home offers well presented accommodation throughout, with a superb refitted kitchen/diner, modern refitted shower room and useful en-suite to the master bedroom. The accommodation has been enhanced by a conservatory extension to the rear, whilst further benefits include gas central heating with upgraded boiler and warranty, uPVC double glazing, alarm system, ample off street parking, garage with remote controlled roller door and low maintenance landscaped rear garden. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance vestibule through to a good size lounge with feature fire surround, electric fire and double doors into the open plan kitchen/diner which includes a range of integrated appliances. The inner hall leads to three bedrooms, with the generous master bedroom benefitting from a three piece en-suite. The remaining bedrooms are served by the refitted shower room, incorporating a three piece suite and chrome fittings. Bedroom two is currently used an additional sitting room/occasional bedroom with French doors into the conservatory extension. Externally is an open plan front garden with a block paved driveway running alongside the property providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a south westerly aspect and should prove to be low maintenance. Pinewood Close is located off Westwood Way. **VIEWING RECOMMENDED.**

Pinewood Close, Hartlepool, TS27 3QU

3 Bedroom - Bungalow - Detached

Offers In The Region Of £259,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



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ESTATE AGENTS

Pinewood Close, Hartlepool, TS27 3QU



ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted carpet, coving to ceiling, internal door to:

LOUNGE

11'7 x 17'7 (3.53m x 5.36m)

A generous lounge with uPVC double glazed bow window to the front aspect, attractive feature fire surround with granite back and base, chrome 'coal' effect electric fire, fitted carpet, coving to ceiling, two double radiators, double doors through to:

KITCHEN/DINER

9'11 x 16'7 (3.02m x 5.05m)

Fitted with an attractive range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in a 'U' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap, built-in electric double oven with separate four ring electric hob and extractor hood over, attractive tiling to splashback, integrated fridge and freezer, recess with plumbing for washing machine, glass fronted display cabinet to eye-level, downlighting to eye-level units, 'tile' effect laminate flooring, inset spotlighting to ceiling, uPVC double glazed window to the front aspect, uPVC double glazed French doors to the side, coving to ceiling, modern vertical radiator.

INNER HALL

Fitted carpet, built-in storage cupboard, hatch to loft space with ladder, access to:

BEDROOM ONE

9'10 x 12'4 (3.00m x 3.76m)

A good size master bedroom which benefits from twin mirror fronted wardrobes, uPVC double glazed window looking out to the rear garden, fitted carpet, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

8'5 x 4' (2.57m x 1.22m)

Fitted with a three piece suite comprising: shower cubicle with electric shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls and flooring, uPVC double glazed window to the side aspect, single radiator.

BEDROOM TWO

11'8 x 8'7 (3.56m x 2.62m)

Used as an occasional bedroom/sitting room, with uPVC double glazed French doors and matching side screens to the conservatory extension, fitted carpet, single radiator.

BEDROOM THREE

8'6 x 7' (2.59m x 2.13m)

uPVC double glazed window to the side aspect, fitted carpet, single radiator.

CONSERVATORY EXTENSION

9'7 x 9' (2.92m x 2.74m)

Offering a pleasant transition between the home and garden, with uPVC double glazed patio door to the side, 'tile' effect vinyl flooring, wall mounted electric radiator, power points.

SHOWER ROOM/WC

6'1 x 5'7 (1.85m x 1.70m)

Refitted with an impressive three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, inset 'vanity' style wash hand basin with mixer tap and cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.



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EXTERNALLY

The property features a low maintenance, open plan lawned front garden, with a block paved driveway running alongside the property providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a south westerly aspect, meaning it should prove to be a suntrap in the summer months, with paving and raised planted border.

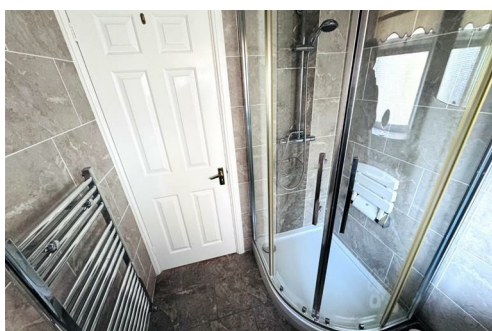
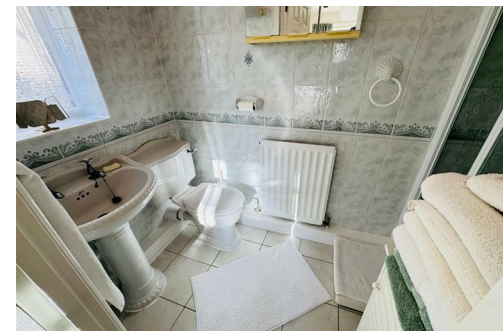
GARAGE

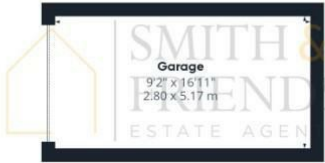
9'2 x 16'11 (2.79m x 5.16m)

Accessed via a remote controlled roller door, overhead storage, lighting and power points.

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[®]
1054.34 ft²
97.95 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.

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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.

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