



**Knightsbridge Gardens, Tunstall Park,
Hartlepool, TS26 0LY
5 Bed - House - Detached
£540,000**

**Council Tax Band: G
EPC Rating: B
Tenure: Freehold**



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Knightsbridge Gardens, Tunstall Park, TS26 0LY

A most impressive detached double fronted residence offering spacious and versatile accommodation ideal for family requirements. The home was built by Yuill Homes in 1999 to the popular and rarely available 'Charlecote' design which features five reception rooms, five bedrooms and three bathrooms/en suites. The delightful corner plot offers generous yet manageable gardens, with the benefit of a detached double garage and ample parking. An inspection is essential to appreciate the combined space, plot and location on offer. Internally, the home is warmed by gas fired central heating, features double glazing and benefits from a secure burglar alarm system. The current owners have improved and redecorated in recent years allowing accommodation ready for immediate occupancy, whilst in brief the layout comprises: inviting entrance hall with stairs to the first floor and access to a useful bay fronted study room, a delightful through lounge with Inglenook fireplace gives further access to a separate dining room which in turn leads to a garden room. The kitchen is fitted with units to base and wall level and includes a range of appliances, whilst the utility room gives access to a useful cloakroom/WC. The snug includes an attractive fire surround and completes the ground floor accommodation, whilst to the first floor are five good sized bedrooms, the master and second bedroom featuring en suite bathroom/shower rooms. The remaining bedrooms are served by the family bathroom/WC. Externally is a lawned open plan front garden, with a driveway providing ample off street parking which leads to the detached double garage. The generous rear garden offers a good degree of privacy and includes a large timber storage shed and summerhouse. Fitted blinds, carpets, flooring and light fittings are also included in the asking price.

GROUND FLOOR

ENTRANCE HALLWAY

A spacious and inviting entrance hall accessed via 'Tudor' style door with double glazed insert, two double glazed windows to the front aspect, fitted with attractive ceramic tiled flooring, spindled staircase to the first floor and useful under stairs storage cupboard, double doors to lounge, access to:

STUDY 11'4 x 7'8

A useful study room with a large double glazed bay window to the front aspect, radiator.

LOUNGE 26'7 x 11'8

A generous family lounge incorporating a stunning Inglenook fireplace with built-in seating, double glazed windows, glazed bay window to the front aspect, 'Georgian' style double glazed French doors to the rear garden, access to the garden room, two double radiators.

DINING ROOM 12'8 x 8'8

Ideally situated off the kitchen whilst giving further access to the garden room via double doors with glazed inserts and twin side screens, single radiator.

GARDEN ROOM 17'10 x 8'4

A beautiful garden room which offers a pleasant transition between the home and garden, whilst enjoying an abundance of natural light via double glazed windows and French doors, two single radiators.

BREAKFAST KITCHEN 18'4 x 11'3

Extensively fitted with a quality range of wall, base and drawer units with matching work surfaces in a 'U' shaped layout incorporating a stainless steel sink and drainer with mixer tap, recess for free standing 'range' style cooker with canopy housing extractor hood above, attractive 'Mediterranean' style tiling to splashback, space for 'American' style larder fridge and freezer, integrated dishwasher, ceramic tiled flooring, inset spotlighting to ceiling, double glazed window looking out to the rear garden, dining area, double radiator, access to snug and utility.

SNUG 11'6 x 9'10

Fitted with an impressive fire surround with granite back and base with an inset 'coal' effect gas fire, double glazed French doors to the rear garden with matching side screens, single radiator.

UTILITY 8'3 x 6'1

Fitted with base units, 'granite' effect roll-top work surface incorporating a stainless steel sink and drainer with mixer tap, space below for appliances including recess with plumbing for automatic washing machine and recess for tumble dryer, attractive 'Mediterranean' style tiling to splashback, two double glazed windows to the front aspect, double glazed side door, access to:

DOWNSTAIRS TOILET

Fitted with a two piece white suite comprising: corner wash hand basin with chrome dual taps and tiled splashback, low level WC, ceramic tiled flooring, inset spotlighting to ceiling, double glazed window to the front aspect, single radiator.

FIRST FLOOR LANDING

Airing cupboard, built-in linen cupboard, hatch to loft space which is accessed via a pull down ladder.

BEDROOM 1 15'12 x 12'9

Fitted with a superb range of fitted wardrobes, double glazed bay window to the front aspect, radiator, access to:

EN SUITE

Fitted with a four piece suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, separate double shower cubicle with glass panelled folding door and chrome shower, vanity unit incorporating an inset wash hand basin with chrome dual taps and cabinet below, low level WC, tiling to splashback, being full height to shower level, radiator, double glazed window to the front aspect.

BEDROOM 2 11'3 x 8'10

A good sized guest bedroom with en suite facilities and benefitting from a built-in double wardrobe with hanging rail and shelf, double glazed window to the front aspect, radiator.

EN SUITE

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with glass panelled folding door and chrome shower, pedestal wash hand basin, low level WC, tiling to splashback, being full height to shower level, fitted extractor fan, inset spotlighting to ceiling, double glazed window to the front aspect, single radiator.

BEDROOM 3 12'9 x 11'3

Double glazed window to the rear aspect, radiator.

BEDROOM 4 10' x 7'9

Two generous walk-in eaves storage cupboards, double glazed 'dormer' style window to the rear aspect, single radiator.

BEDROOM 5 11'4 x 6'6

Currently used as a guest bedroom with double glazed window to the rear aspect, single radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising: corner curved panelled Jacuzzi bath with mixer tap and shower attachment, generous walk-in shower with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, inset spotlighting to ceiling, radiator, double glazed window to the rear aspect.

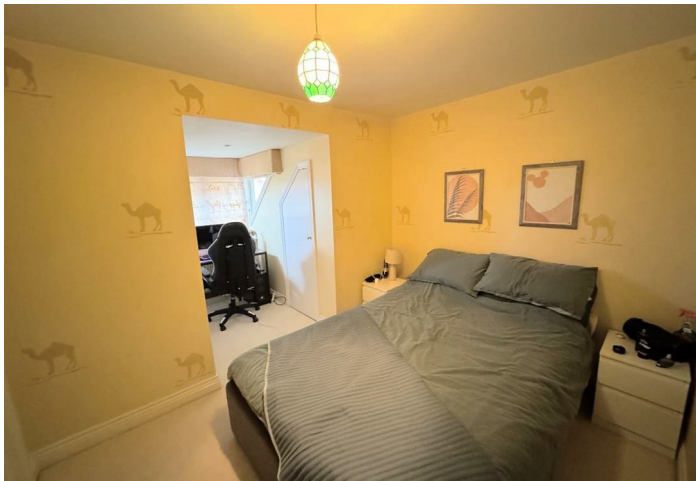
EXTERNALLY

The property features a low maintenance, predominantly lawned open plan front garden with established borders. A generous driveway provides ample off street parking and leads to a DETACHED DOUBLE GARAGE. The large rear garden is predominantly laid to lawn with established borders affording a high degree of privacy. A generous patio area offers an ideal place to entertain, whilst there are useful storage areas to each side,

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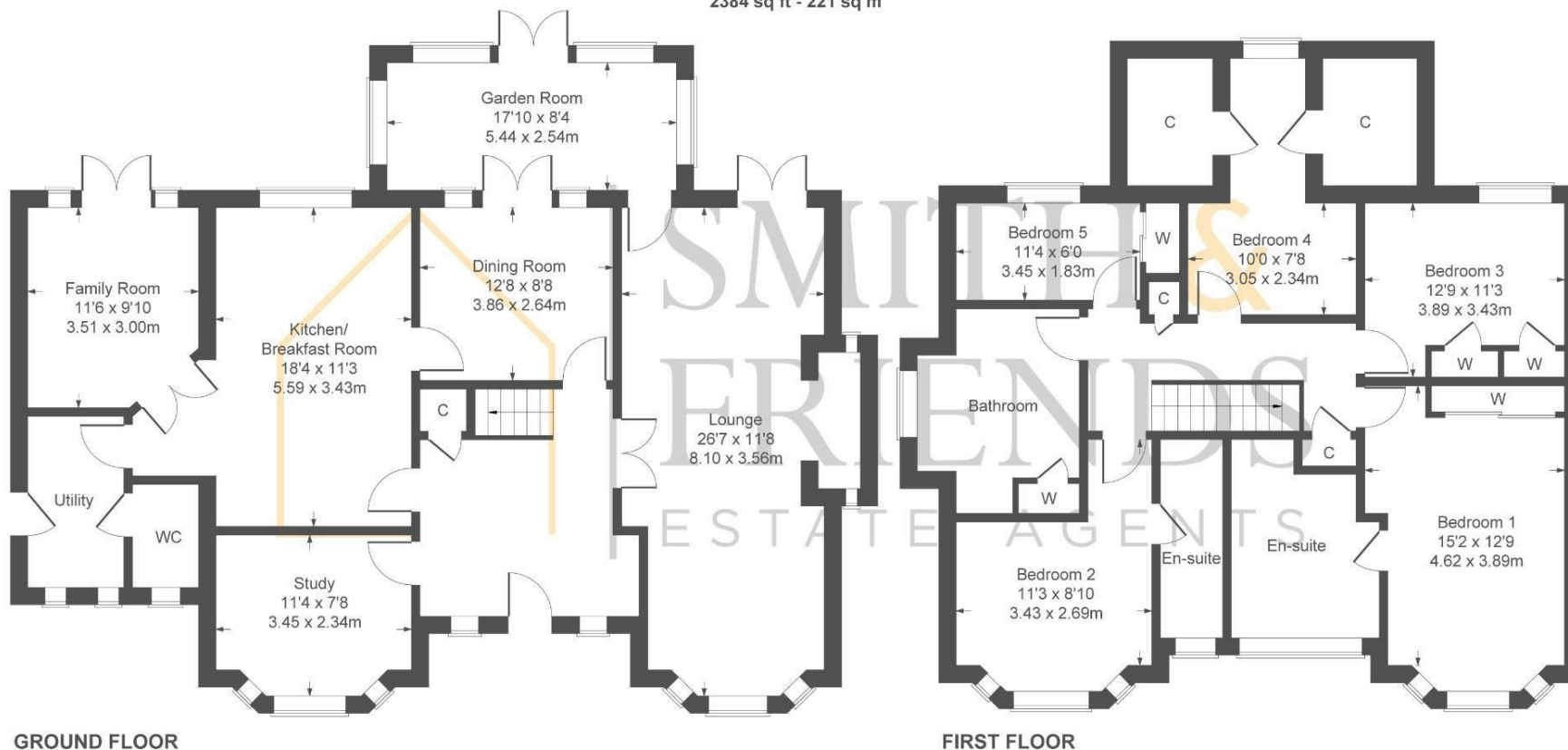
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Knightsbridge Gardens

Approximate Gross Internal Area
2384 sq ft - 221 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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

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