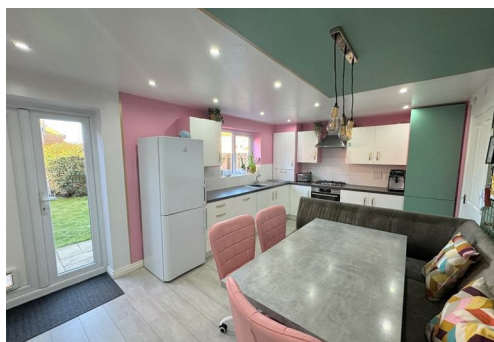




*****REDUCED***** With open aspect views to the front and positioned on a favourable corner plot set back from the main road. A well presented four bedroom detached house which is located on this popular Seaton Carew development, being built by Taylor Wimpey to their 'Petford' design. This modern property offers spacious living accommodation which is ideal for the growing family and briefly comprises: inviting entrance hall, large cloakroom/WC, pleasant lounge, outstanding kitchen/diner which is ideal for entertaining, the kitchen area is well fitted with white high gloss units and includes a built-in oven, hob and dishwasher and leads to the useful utility room. To the first floor is a long landing, four bedrooms, the master bedroom having an impressive en-suite shower room/WC which is fitted with a white suite and has a double shower cubicle, and to complete the accommodation is a family bathroom/WC which is also fitted with a white suite. Externally are lawned gardens to front and rear, the latter affording a good degree of privacy. A long driveway to the side of the property provides off street car parking for three cars and leads to the single garage. Fitted carpets, blinds and a burglar alarm system are included in the asking price. Internal viewing comes highly recommended.

De Havilland Way, Hartlepool, TS25 2DW

4 Bed - House - Detached

Offers Over £240,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

De Havilland Way, Hartlepool, TS25 2DW



GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator, spindle staircase to first floor landing, under stairs storage cupboard.

DOWNSTAIRS TOILET

White and chrome suite with low level WC, wash hand basin, radiator.

LOUNGE

14'2 x 12'10 (4.32m x 3.91m)

Open aspect views to the front, radiator.

OPEN PLAN DINING KITCHEN

19'11 x 11' (6.07m x 3.35m)

KITCHEN AREA

Fitted with a range of modern white high gloss wall, base and drawer units with contrasting worktops and tiled splashbacks, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated dishwasher, space for fridge and freezer, uPVC double glazed window to rear, access to the utility.

DINING AREA

uPVC double glazed French doors opening onto the rear garden, large storage cupboard, radiator.

UTILITY

5'11 x 5'7 (1.80m x 1.70m)

Fitted with base and wall units, contrasting worktop, plumbing for washing machine and dryer.

FIRST FLOOR

LANDING

Loft access (part boarded and used for storage), airing cupboard.

BEDROOM 1 (front)

12'1 x 10'9 (3.68m x 3.28m)

Open aspect views to the front, radiator.

EN-SUITE

White and chrome suite with double width walk-in shower cubicle, pedestal wash hand basin and low level WC; co-ordinated tiled splashback, radiator.

BEDROOM 2 (rear)

11'4 x 10'10 (3.45m x 3.30m)

uPVC double glazed window to rear, radiator.

BEDROOM 3 (rear)

9'4 x 7'5 (2.84m x 2.26m)

uPVC double glazed window to rear, radiator.

BEDROOM 4 (front)

9' x 7'4 (2.74m x 2.24m)

uPVC double glazed window to front, radiator.



De Havilland Way, Hartlepool, TS25 2DW



FAMILY BATHROOM/WC

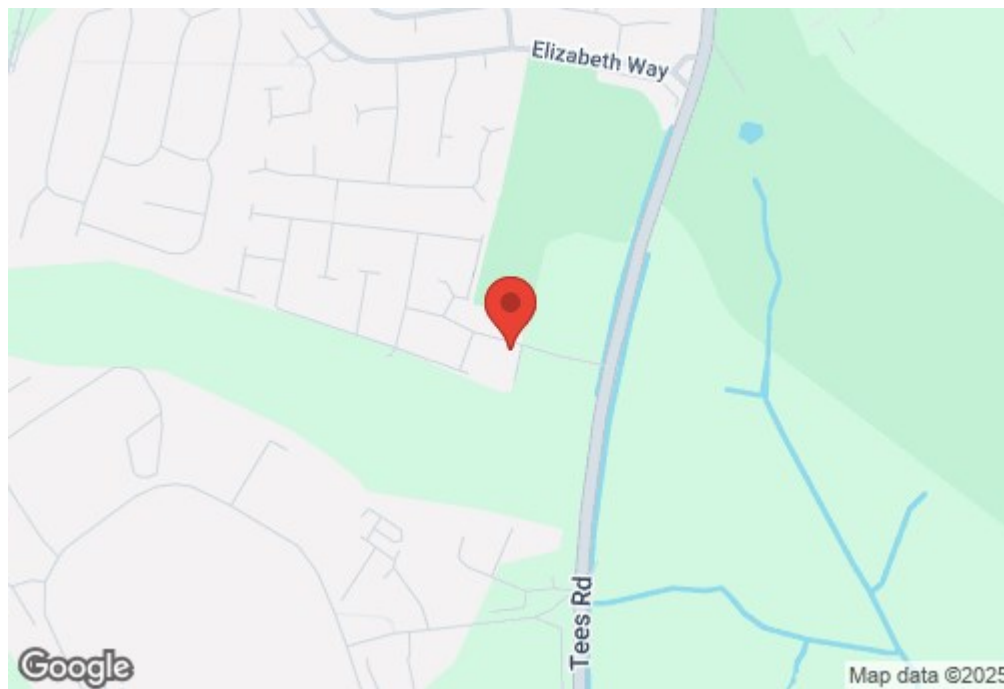
White and chrome suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC; co-ordinated tiled splashback, radiator.

EXTERNALLY

Positioned on a set back corner plot, the rear garden affords a good degree of privacy and is mainly laid to lawn with a sunny patio area. The ample driveway has room for three cars and leads to the SINGLE GARAGE.

NB

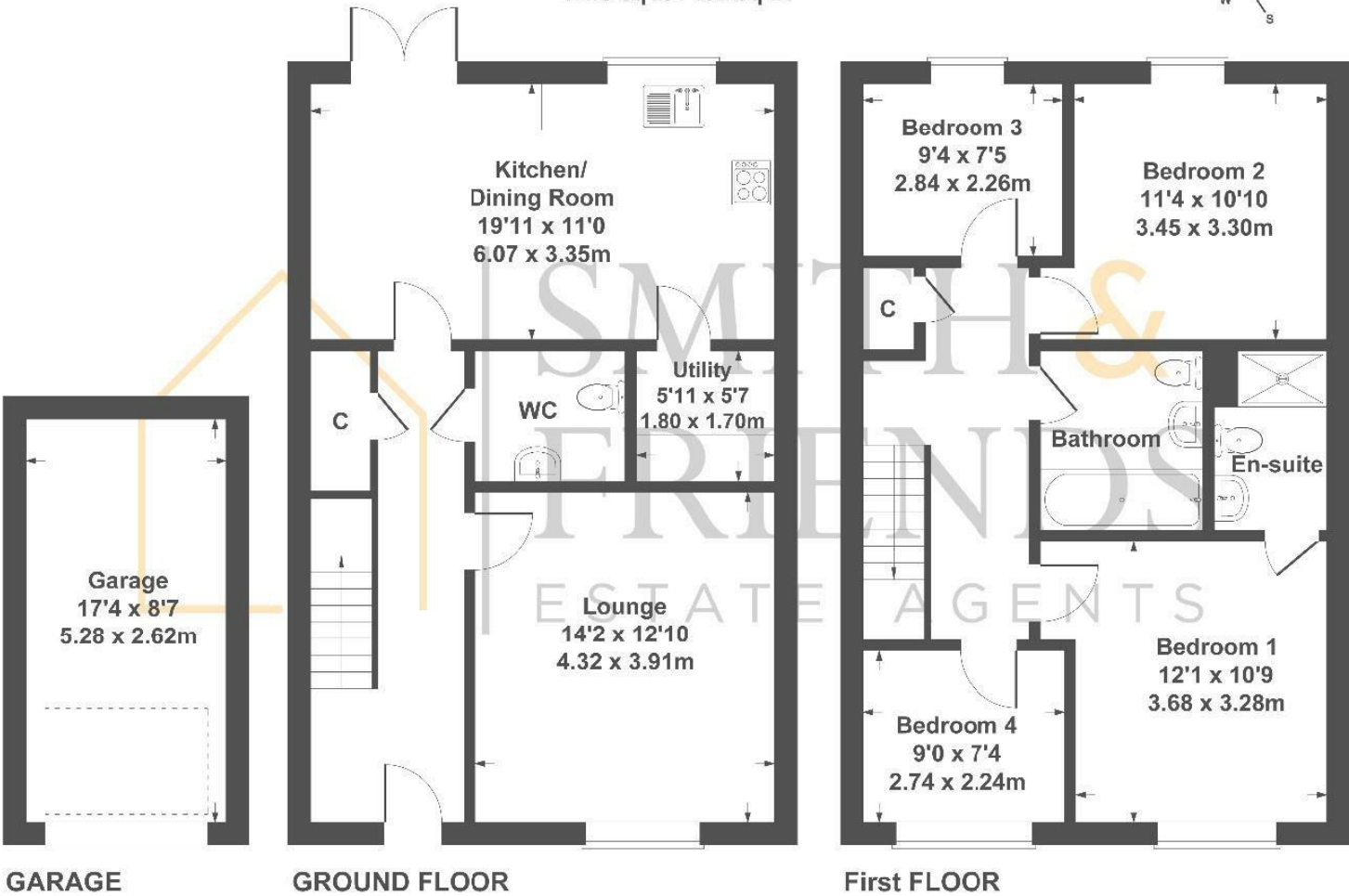
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



De Havilland Way, Hartlepool, TS25 2DW

De Havilland Way

Approximate Gross Internal Area
1419 sq ft - 132 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		89
(81-91) B	80	
(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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