



Amberwood Close, Clavering, TS27 3QL
3 Bed - House - Semi-Detached
Asking Price £185,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: B



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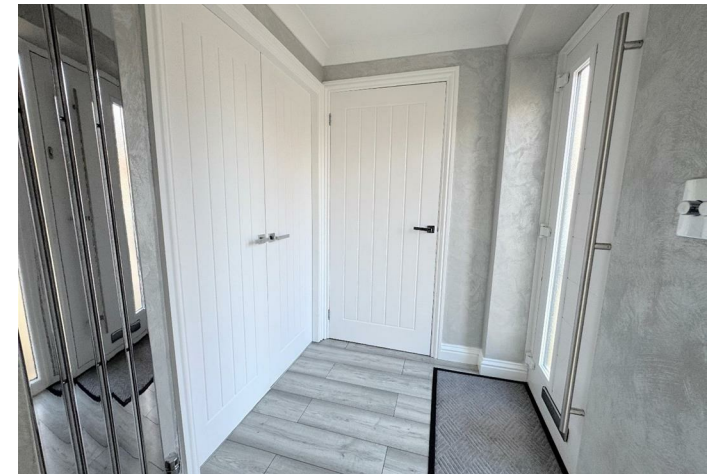
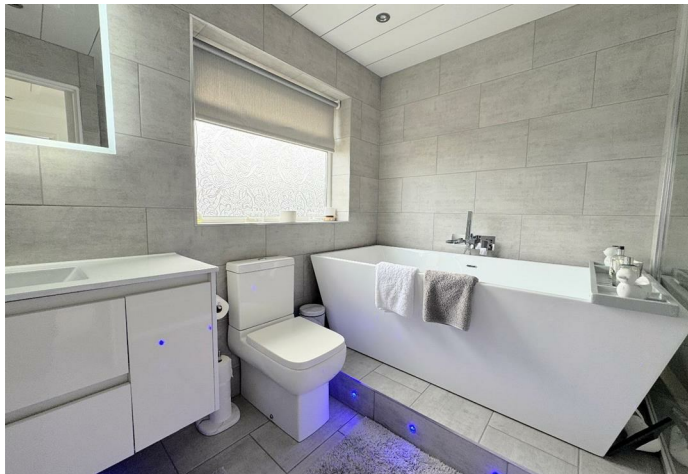
Amberwood Close

Clavering Hartlepool TS27 3QL

A stunning THREE BEDROOM property offering significantly upgraded and enhanced accommodation, with an extended and reworked layout that benefits from TWO RECEPTION ROOMS. An ideal purchase for a first time buyer or young family, with a beautiful kitchen/diner, impressive family bathroom and upgraded guest WC. The accommodation is complemented by modern and contemporary décor, whilst further benefits include gas central heating with Hive system, upgraded radiators, uPVC double glazing, three car driveway and generous landscaped rear garden.

An internal viewing truly is a must, with a layout which briefly comprises: entrance hall with useful cloaks cupboard and double doors into the sitting room, the generous lounge features a media wall with remote controlled fire and stairs to the first floor with sleek glass glass balustrading. The kitchen/diner includes a modern range of gloss units with quartz worktops and integrated appliances. A useful guest cloakroom/WC completes the ground floor. To the first floor are three good size bedrooms which are served by the family bathroom, incorporating an impressive four piece suite with raised oversized bath and separate double shower.

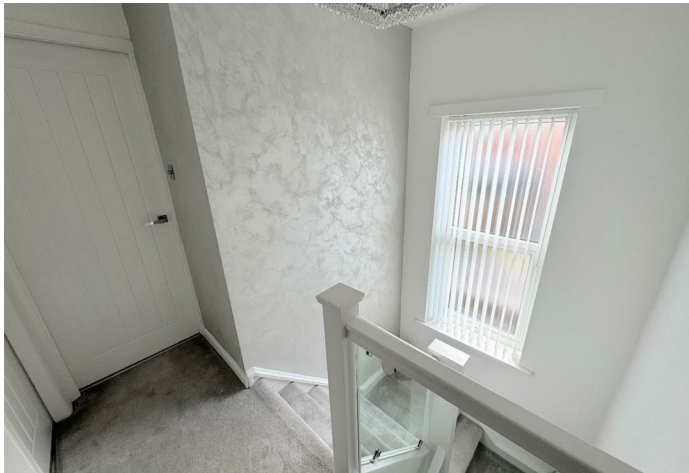
Externally is a block paved driveway to the front, allowing useful off street parking for up to three cars. A gate to the side leads through to the beautifully landscaped rear garden with porcelain tiles and artificial turf; an enviable place for entertaining family and friends with a south easterly aspect. Amberwood Close is located of Silverwood Close with access via Woodstock Way. EARLY VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

6'9 x 5'2 (2.06m x 1.57m)

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screen, fitted with modern laminate flooring, useful cloaks cupboard, vertical mirrored radiator, upgraded internal doors, access to:

SITTING ROOM

10'9 x 7'9 (3.28m x 2.36m)

uPVC double glazed window to the side aspect, fitted carpet, coving and inset spotlighting to ceiling, feature panelling, wall mounted television point, modern anthracite grey vertical radiator.

FAMILY LOUNGE

19' x 10'11 (5.79m x 3.33m)

A generous extended lounge with uPVC double glazed window to the front aspect, media wall with inset remote controlled electric fire, large television recess, modern laminate flooring, coving to ceiling, two modern mirrored radiators, double doors in to the kitchen/diner, beautifully upgraded staircase to the first floor with glass balustrading, fitted carpet and feature lighting.

KITCHEN/DINER

18'10 x 10'11 max (5.74m x 3.33m max)

DINING AREA

Double glazed patio doors to the rear garden, large 'marble' style tiled flooring, coving to ceiling, wall mounted television point, modern anthracite grey vertical radiator.

KITCHEN AREA

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and sparkling quartz worktops with matching splashback incorporating an inset stainless steel sink and mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, integrated washing machine, dishwasher and dryer, space for free standing fridge/freezer, concealed space ideal for an integral fridge/freezer, four drawer unit to base level, lighting to kickboards, coving and inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, matching tiled flooring.

GUEST CLOAKROOM/WC

Refitted with an impressive two piece suite comprising: inset wash hand basin with chrome mixer tap and grey gloss vanity cabinet below, concealed WC with tiled back and vanity area above, matching tiling to flooring, chrome heated towel radiator.

FIRST FLOOR

LANDING

Accessed via upgraded turned staircase, with uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to:

BEDROOM ONE

11'8 x 9'11 (3.56m x 3.02m)

A good size master bedroom which benefits from built-in wardrobes with mirror fronted sliding doors, uPVC double glazed window to the front aspect, fitted carpet, wall mounted television point, single radiator.

BEDROOM TWO

11'5 x 9'11 (3.48m x 3.02m)

uPVC double glazed window overlooking the rear garden, fitted carpet, radiator with cover included (wardrobes may be left on separate negotiation).

BEDROOM THREE

8'8 x 8'6 (2.64m x 2.59m)

Currently used as a dressing room, with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, modern radiator.

FAMILY BATHROOM/WC

8'6 x 8'0 (2.59m x 2.44m)

Incorporating a beautiful four piece suite and chrome fittings comprising: oversized free standing bath with mixer tap over and shower attachment, double walk-in shower with overhead shower and protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity drawers below, close coupled WC, attractive tiling to walls and flooring, inset spotlighting and panelling to ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance block paved driveway allowing off street parking for up to three cars. A gate to the side leads through to the south easterly aspect rear garden, with generous porcelain tiled patio area, artificial turf, fenced boundaries and timber storage shed.

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.



Ground Floor



Floor 1

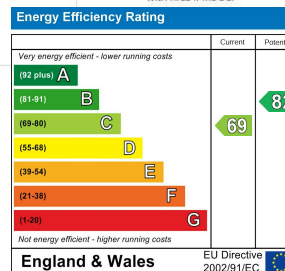
Approximate total area⁽¹⁾

925.17 ft²
85.95 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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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