



Valley Drive, West Park, TS26 0AT
3 Bed - House - Detached
Asking Price £400,000

EPC Rating:
Tenure: Freehold
Council Tax Band: E



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Valley Drive

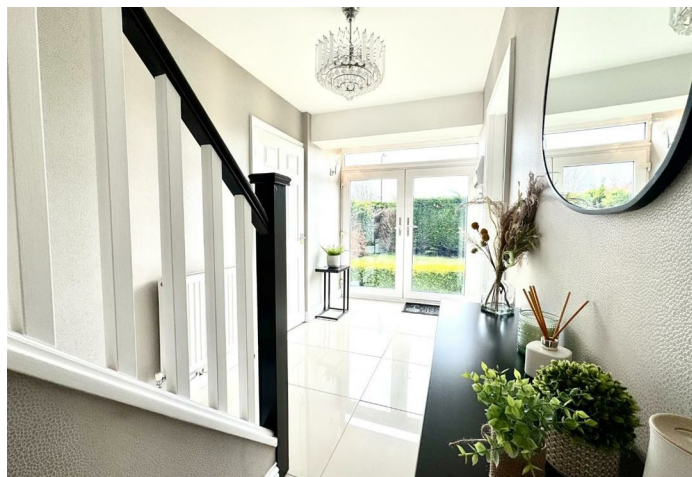
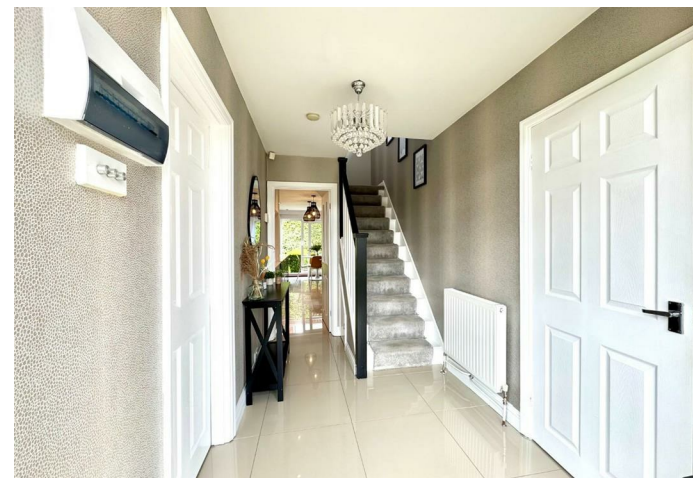
West Park Hartlepool TS26 0AT

Rarely available!This stunning and greatly extended, three/four bedroom detached property sits on a large corner plot in the prestigious area of West Park, with South West facing gardens which offer a great deal of privacy, ideal for those who love to be outdoors, al fresco dining is a breeze with two beautifully appointed patio areas which have easy access from the home via patio doors. Internally the property offers a plethora of beautifully appointed and greatly improved living spaces, finished to a high specification.

Entry to the home is via a large, light filled hallway with convenient ground floor WC, stairway to first floor and doors to an impressive family size lounge/diner and a superb kitchen which has an adjoining utility room and large opening connecting to the dining area giving that open plan feeling. A door from the dining room also leads to a hugely versatile ground floor study/bedroom four which could have any number of uses.

The amazing sense of style and attention to detail continues on the first floor with two gorgeous double bedrooms, a generous single room (currently used as a dressing room) and a luxurious, fully tiled bathroom which boasts a walk-in shower, WC, wash basin and large freestanding bath ideal for soaking away the stresses of daily life.

Externally you will find private gardens to the front, side and rear, along with a double driveway leading to the garage and beautifully presented front gardens which could easily be converted to further parking areas should this be necessary.











GROUND FLOOR

HALLWAY

A spacious and light filled hallway with porcelain floor tiles giving access to lounge, kitchen, ground floor WC and stairs to first floor.

GROUND FLOOR WC

With WC, pedestal wash basin and heated towel rail.

LOUNGE/DINER

31'0" x 10'4" (9.46 x 3.16)

Extended, dual aspect lounge/diner with patio doors to rear garden, large opening to kitchen, doorway to study/bedroom four and doorway to entrance hall.

KITCHEN

20'6" x 14'2" (6.27 x 4.33)

Beautifully appointed, 'shaker' style kitchen with underlit top units, brass handles, modern worksurfaces with matching splashbacks, built-in Bosch dishwasher, built-in fridge, range cooker with chimney hood over and porcelain floor tiles.

STUDY/BEDROOM FOUR

14'2" x 8'0" (4.33 x 2.44)

Accessed via a door from the dining area, dual aspect with sliding doors to the side garden; this is a highly useful space, large enough to be a double bedroom, study or playroom.

UTILITY ROOM

Plumbed for washing machine and tumble dryer with worksurface over.

FIRST FLOOR

BEDROOM ONE

12'8" x 12'6" (3.88 x 3.83)

Beautifully presented double room overlooking the front gardens.

BEDROOM TWO

12'0" x 12'6" (3.67 x 3.83)

Beautifully presented double room overlooking the rear garden with built-in storage cupboard.

BEDROOM THREE

9'3" x 6'10" (2.84 x 2.09)

Generous single room, currently used as a dressing room with built-in hanging space and shelving over the bulk head.

BATHROOM/WC

8'9" x 7'4" (2.69 x 2.25)

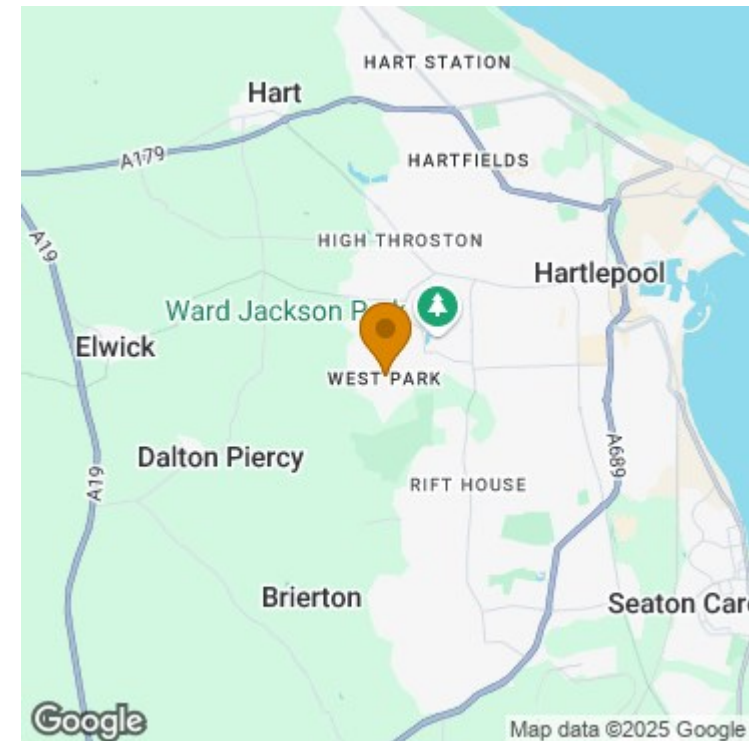
Luxurious, fully tiled bathroom with freestanding bath, walk-in shower, WC and washbasin.

EXTERNAL

Beautifully landscaped, private gardens to three sides, South West facing with mature planting, two well designed seating areas and summerhouse, ideal for those who love outdoor living. Gated double driveway to the front of the property, with options to extend if necessary.

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.



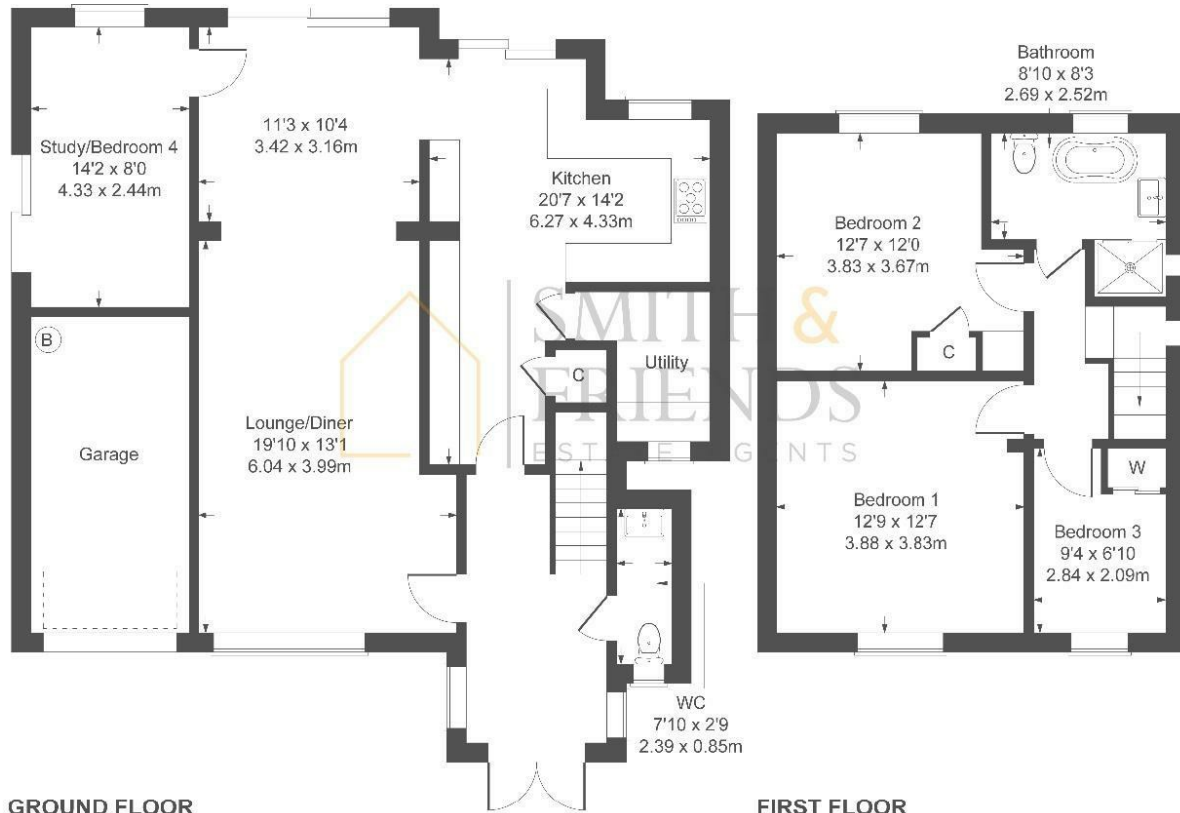


Valley Drive

Approximate Gross Internal Area

1389 sq ft - 129 sq m

(Excluding Garage)



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		
(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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