



**Wainwright Walk, Seaton Carew, TS25 1XA**  
**4 Bed - House - Detached**  
**£450,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: E**





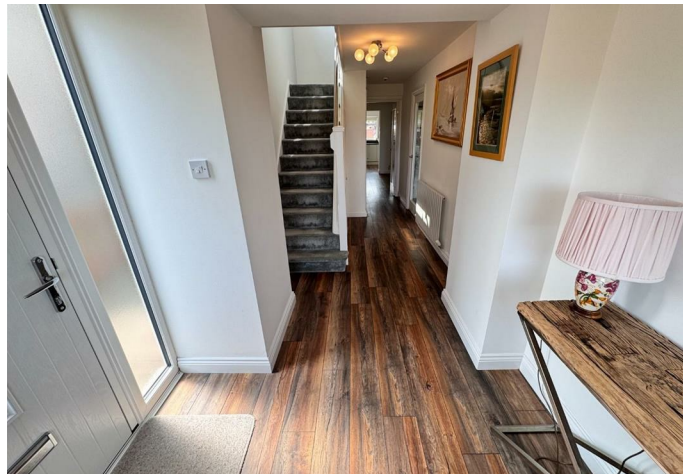
# Wainwright Walk

## Seaton Carew Hartlepool TS25 1XA

A stunning three/four bedroom detached residence occupying an enviable set back position on Wainwright Walk with breath-taking sea views in an understandably sought after and rarely available part of Seaton Carew. The home offers thoughtfully extended, reworked and upgraded accommodation with a versatile layout which incorporates numerous seating, dining and entertaining areas. An ideal purchase for those seeking a modern seafront property and a credit to it's current owner who has managed to fulfil the home's true potential, with careful consideration given to maximise on the stunning views on offer. An internal viewing is essential to appreciate the combined space, quality of accommodation, standard of finish and location on offer. The home is fully uPVC double glazed, alarmed, gas central heated with upgraded radiators and includes remotely accessed CCTV system.

The internal layout briefly comprises: entrance porch with composite entrance door, inviting hall with glass balustrading, modern guest cloakroom/WC, spacious lounge which is extended to the front, allowing an additional seating area whilst incorporating bi-fold doors to the rear kitchen/diner/family room. The kitchen includes a modern range of units, granite worktops and built-in appliances. The first floor lounge offers use as an additional bedroom with superb views out to sea. The inner hall leads to three bedrooms, the master with walk-in dressing room and modern en-suite shower room, bedrooms two and three are served by the family bathroom which incorporates a three piece white suite and chrome fittings.

Externally is an attractive thermal render, low maintenance front garden and generous WEST FACING rear garden which has been landscaped, with secure gated parking and larger than average garage with remote controlled roller door. A useful timber storage shed to the side is also included in the sale. The property can be accessed to the rear via Hornby Close.



















## GROUND FLOOR

### ENTRANCE PORCH

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screens, uPVC double glazed window to the front aspect offering an attractive sea view, quality laminate flooring, modern panelled radiator.

### ENTRANCE HALL 22'7 x 6'11 (6.88m x 2.11m)

Staircase to the first floor with glass balustrading, fitted carpet and under stairs storage cupboard, matching laminate flooring to the main hall, matching panelled radiator, upgraded internal doors, access to:

### GUEST CLOAKROOM/WC 4'4 x 3'10 (1.32m x 1.17m)

Fitted with a modern two piece suite and chrome fittings comprising: wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, attractive tiling to walls, tiled flooring, uPVC double glazed frosted window to the side aspect, chrome heated towel radiator.

### LOUNGE 14'10 x 13'1 (4.52m x 3.99m)

Modern remote controlled electric fire, matching laminate flooring and panelled radiator, inset spotlighting to ceiling, bi-folding doors in to the rear kitchen/diner/family room, archway in to the sitting area extension.

### SITTING AREA 6'1 x 12'7 (1.85m x 3.84m)

Enjoying beautiful sea views from a uPVC double glazed bow window, matching laminate flooring and panelled radiator.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM 22'10 x 20'2 (6.96m x 6.15m)

#### DINING/SEATING AREA

Matching laminate flooring, double glazed composite door to the side aspect with uPVC double glazed frosted side screen, uPVC double glazed window to the adjacent side, walk-in storage cupboard currently housing washing machine and tumble dryer, inset spotlighting to ceiling, large wall mounted vertical panelled radiator.

#### KITCHEN/BREAKFAST AREA

Fitted with a beautiful range of cream gloss units to base and wall level with contrasting sparkling granite worktops incorporating an inset one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven with microwave above, separate four ring touch hob with illuminated three speed extractor hood over, coloured splashback, downlighting to eye-level units, integrated fridge and freezer, matching island with breakfast bar, quality laminate flooring, uPVC double glazed French doors with matching side screens to the rear garden, two uPVC double glazed windows, modern panelled radiator, wall mounted television point, inset spotlighting to the ceiling.

## FIRST FLOOR

### FIRST FLOOR LOUNGE / POTENTIAL BEDROOM 13'6 x 20'2 (4.11m x 6.15m)

Two uPVC double glazed windows to the front aspect offering stunning views, quality fitted carpet, inset spotlighting to ceiling, wall mounted television point, two modern panelled radiators, access to:

## INNER HALL

Useful storage cupboard, access to three bedrooms and the family bathroom.

### BEDROOM ONE 14'4 x 10'6 (4.37m x 3.20m)

A good size master bedroom with uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, access to:

### DRESSING ROOM 8'4 x 4'9 (2.54m x 1.45m)

Hanging rails and shelving, fitted carpet, inset spotlighting to ceiling, sliding door giving access to:

### EN-SUITE SHOWER ROOM/WC 8'4 x 5'7 (2.54m x 1.70m)

Fitted with a beautiful three piece suite and chrome fittings comprising: large shower with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap, granite top and cream gloss vanity units below, matching vanity units to eye-level with central mirror and downlight, attractive tiling to walls and flooring, inset spotlighting and extractor fan to the ceiling, heated towel radiator.

### BEDROOM TWO 9'11 x 9'2 (3.02m x 2.79m)

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

### BEDROOM THREE 7'1 x 6'1 (2.16m x 1.85m)

Currently used as a home study, with uPVC double glazed window to the side aspect, fitted carpet, single radiator.

### FAMILY BATHROOM/WC 6'2 x 6'1 (1.88m x 1.85m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, attractive tiling to walls, panelling and inset spotlighting to the ceiling, tiled flooring, chrome heated towel radiator.

## EXTERNALLY

The property occupies an enviable set back position on Wainwright Walk with stunning sea views. The front garden should prove to be low maintenance being predominantly pebbled, with a brick boundary wall and wrought iron gate. An area to the side of the property includes a useful timber storage shed, whilst the generous west facing rear garden has been attractively landscaped, with an extensive patio area, lawned areas, planted border and secure block paved driveway with remote controlled gate.

### DETACHED GARAGE 12'8 x 16'5 (3.86m x 5.00m)

Accessed via a remote controlled roller door, lighting and sockets.

## 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 Building 1



Floor 1 Building 1

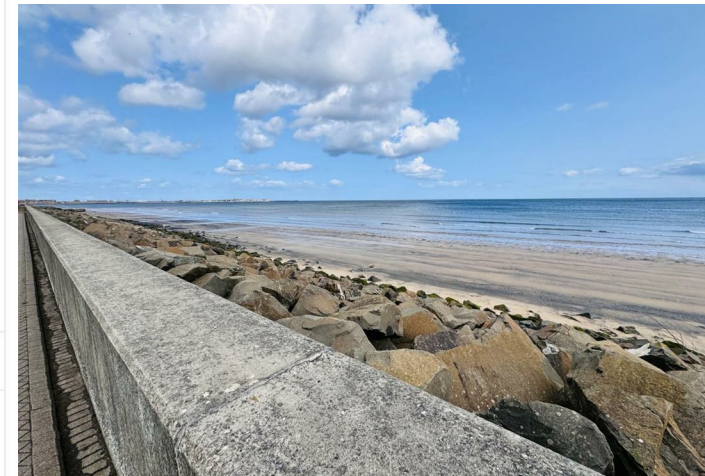
Approximate total area<sup>(1)</sup>  
1615 ft<sup>2</sup>  
150 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS