



**Lakeston Close, Deer Park, TS26 0LN**  
**4 Bed - House - Detached**  
**£340,000**

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





## Lakeston Close Deer Park, Hartlepool, TS26 0LN

\*\*\* LUXURIOUSLY APPOINTED THROUGHOUT \*\*\* A truly stunning FOUR BEDROOM detached property which benefits from an impressive garden room extension. This individually designed home offers an exceptional finish having been extensively upgraded in recent years. Some of the recent improvements include quality fitted bedroom furniture to bedroom two and a beautifully landscaped rear garden, perfect for entertaining and low maintenance with artificial turf. Other pleasing features include gas central heating, uPVC double glazing throughout, composite entrance door, new fascia's and guttering.

Internally the home offers well proportioned rooms that offer plenty of space for the family to grow into. The floorplan briefly comprises: inviting reception hall incorporating stairs to the first floor with glass balustrading, modern cloakroom/WC, pleasant lounge which is located to the front of the property, second reception room which is currently used as a snug/bar, fabulous kitchen/diner which has been extensively fitted with 'graphite high gloss' style units and includes several integrated appliances, this in turn leads to the spacious garden room extension. To the first floor are four good sized bedrooms, the master bedroom with modern en-suite whilst the remaining bedrooms are served by the sumptuous family bathroom. The downstairs rooms have solid oak doors and the property comes with quality fitted carpets, flooring and expensive fitted blinds included in the asking price.

Externally is a low maintenance front with a two car driveway providing off street car parking. A small garage/storage area provides storage for garden materials. The attractively landscaped rear garden enjoys a southerly aspect with patio, decking and artificial turf. Lakeston Close is located off Springston Road in a popular area, close to High Tunstall College. VIEWING RECOMMENDED.



















## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door with double glazed side screen, staircase to first floor with glass balustrading, under stairs storage cupboard, solid oak flooring and doors, convector radiator.

### GUEST CLOAKROOM/WC

4'8 x 4'1 (1.42m x 1.24m)

Fitted with a two piece white suite comprising: pedestal wash hand basin, close coupled WC, built-in storage cupboard having high gloss style doors and concealed plumbing for automatic washing machine (machine excluded), large white tiling to floor, extractor fan, uPVC double glazed window to the side.

### FRONT LOUNGE

12'9 x 10'11 (3.89m x 3.33m)

Attractive oak veneer laminate flooring, uPVC double glazed window to the front aspect, convector radiator.

### BAR/SNUG (RECEPTION ROOM)

11'5 x 8'7 (3.48m x 2.62m)

Old charm oak bar could be sold under separate negotiation. This room lends itself to a number of uses with attractive oak veneer laminate flooring, uPVC double glazed window to the front aspect, convector radiator.

### BEAUTIFUL KITCHEN/DINER

22'9 x 10'11 (6.93m x 3.33m)

Extensively fitted with quality high gloss style base, wall and drawer units with soft closing doors, chrome finish to handles, white quartz working surfaces with matching splashback, under mounted stainless steel sink with mixer tap, centre island with built-in stainless steel four ring gas hob, suspended canopy with lighting and suspended 'chimney' style canopy housing illuminated extractor fan, integrated wine chiller, built-in stainless steel electric double oven, integrated stainless steel microwave oven, integrated fridge with freezer below, integrated dishwasher, large white tiling to floor, inset spot lighting, uPVC double glazed French doors to rear garden, uPVC double glazed window to the rear aspect, convector radiator, opening to:

### GARDEN ROOM EXTENSION

15'7 x 12'0 (4.75m x 3.66m)

Two picture windows overlooking the rear garden, uPVC double glazed French doors leading to a decked area, fitted carpet, inset spot lights, convector radiator.

## FIRST FLOOR

### LANDING

Accessed via turned stairs, fitted carpet, hatch to loft space, coving to ceiling, convector radiator.

### BEDROOM ONE

13'2 x 11'0 (4.01m x 3.35m)

A spacious master bedroom with uPVC double glazed window to the rear aspect, large built-in wardrobe, fitted carpet, coving to ceiling, convector radiator.

### EN-SUITE SHOWER ROOM

7'9 x 3'8 (2.36m x 1.12m)

Fitted with a three piece suite comprising: walk-in shower with chrome mains shower fitting, inset wash hand basin, white 'gloss' style storage cupboards below, close coupled WC, beautiful grey tiling to walls with matching tiling to floor, extractor fan, inset spot lights, uPVC double glazed window to the side aspect.

### BEDROOM TWO

12'9 x 11'0 (3.89m x 3.35m)

Fitted with a quality range of bedroom furniture incorporating wardrobes, bed recess with overhead storage and matching bed side draws, adjacent dressing area with draws, uPVC double glazed window to the front aspect, fitted carpet, coving and inset spot lights, convector radiator.

### BEDROOM THREE

11'5 x 7'6 (3.48m x 2.29m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

### BEDROOM FOUR

10'11 x 7'2 (3.33m x 2.18m)

Built in storage cupboard, uPVC double glazed window to the rear, fitted carpet, coving to ceiling, convector radiator.

### FAMILY BATHROOM

7'2 x 6'9 (2.18m x 2.06m)

Fitted with a three piece white suite comprising: 'P' shaped panelled bath with fitted glass shower screen, chrome mains shower fitting, wash hand basin with mixer tap, concealed WC with dual flush, beautiful grey tiling to walls with matching tiling to floor, illuminated vanity area, extractor fan, uPVC double glazed window to the side aspect, inset spot lights, chrome heated towel radiator.

### EXTERNALLY

The front garden is laid mainly to lawn with a long driveway providing off street car parking for two cars. A gate to the side leads through to the attractively landscaped rear garden which is perfect for entertaining with a decked area featuring steps to a stone paved patio having a large matching built-in seating area with lighting, fire pit, artificial turf, planted borders and garden tap. The rear garden also enjoys a southerly aspect and should be a suntrap in the summer months.

### GARAGE/STORAGE

Accessed via roller shutter door and houses wall mounted Worcester combi boiler.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1474 ft<sup>2</sup>  
137 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

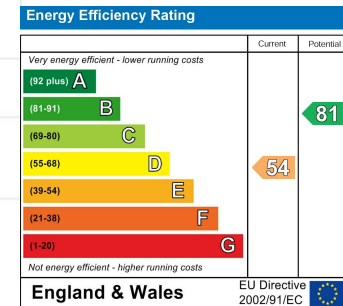
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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