



Tavistock Close, TS27 3LB
4 Bed - House - Detached
£340,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



Tavistock Close Hartlepool TS27 3LB

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** An impressive four bedroom detached property occupying an enviable position at the top of Tavistock Close with a pleasant sea view to the front whilst backing onto open woodland at the rear. An ideal purchase for family requirements with spacious and well proportioned accommodation that features a large lounge, dining room and conservatory extension. The kitchen, utility room, guest cloakroom and both the main bathroom and en-suite have been upgraded making it ready for immediate occupancy without further expense. The accommodation further benefits from gas central heating, uPVC double glazing and alarm system.

An internal viewing comes recommended with a layout that briefly comprises; inviting entrance hall with stairs to the first floor and access to the guest cloakroom/wc, the lounge leads through to the separate dining room and into the conservatory. The kitchen/breakfast room links to the utility room whilst to the first floor are four good size bedrooms, the master with modern en-suite shower room. The remaining bedrooms are served by the family bathroom which is fitted with a three piece white suite and chrome fittings.

Externally the property features a low maintenance open plan front garden with a double width block paved driveway providing useful off street parking which leads to the integral garage. The beautifully landscaped WEST FACING rear garden features lawn and patio areas. A gate to the rear opens to a wooded area ideal for dogs walks. Tavistock Close is located off Westwood Way and forms part of a modern cul-de-sac amongst similar calibre homes. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE PORCH

5'9 x 3'3 (1.75m x 0.99m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, tile effect laminate flooring, dado rail, archway into the hall

ENTRANCE HALL

14'10 x 6'2 (4.52m x 1.88m)

Matching tile effect laminate flooring, spindled stairs to the first floor with fitted carpet and under stairs storage cupboard, dado rail, coved ceiling, single radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising; inset wash hand basin with mixer tap, concealed WC with white gloss back and vanity area above, tiled splashback, tile effect laminate flooring, extractor fan, single radiator.

FRONT LOUNGE

19'6 x 10'9 (5.94m x 3.28m)

A spacious family lounge with attractive feature fire surround, inset log burning stove, fitted carpet, dado rail, coved ceiling, two radiators, double doors through to the dining room.

REAR DINING ROOM

10'11 x 10'8 (3.33m x 3.25m)

Ideally situated off the kitchen whilst providing access to the conservatory via uPVC double glazed French doors, fitted carpet, dado rail, coved ceiling, convactor radiator.

CONSERVATORY EXTENSION

16'5 x 8'0 (5.00m x 2.44m)

Offering a pleasant transition between the home and garden via French doors, fitted with laminate flooring, ceiling fan, light and sockets.

KITCHEN/BREAKFAST ROOM

15'3 x 8'4 (4.65m x 2.54m)

Fitted with an attractive range of cream shaker style units to base and wall level with contrasting work surfaces and matching splashback, incorporating an inset single drainer stainless steel sink with mixer tap, built in electric oven with four ring hob above and extractor over, recess with plumbing for dishwasher, down lighting to eye level units, kickboard lighting, wine rack to eye level, tile effect laminate flooring, two uPVC double glazed windows to the rear aspect, convactor radiator.

UTILITY ROOM

8'8 x 5'2 (2.64m x 1.57m)

A useful utility room with attractive units, work top and recess with plumbing for washing machine, matching tile effect laminate flooring, uPVC double glazed side door, integral door to the garage, single radiator.

FIRST FLOOR

LANDING

Built in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

13'10 x 12'4 (4.22m x 3.76m)

A generous master bedroom with his and hers double wardrobes, uPVC double glazed window to the front aspect with distant sea view, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM

5'10 x 4'3 (1.78m x 1.30m)

Fitted with a modern three piece suite and chrome fittings comprising; shower cubicle with space saving folding door, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiled walls and flooring, panelling and inset spot lights to the ceiling, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO

11'11 x 8'11 (3.63m x 2.72m)

A spacious bedroom with built in double wardrobe, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE

10'1 x 8'10 (3.07m x 2.69m)

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

BEDROOM FOUR

9'0 x 7'4 (2.74m x 2.24m)

Built in single wardrobe, uPVC double glazed window to the front aspect with distant sea view, fitted carpet, single radiator.

FAMILY BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising; tiled panelled bath with mixer tap and shower attachment, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiled walls and flooring, panelling and inset spot lights to the ceiling, extractor fan, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies an enviable position towards the top of the cul-de-sac with a low maintenance open plan front garden. A block paved double drive offers useful off street parking and leads to the integral garage. A gate to the side leads through to a beautiful WEST FACING rear garden which has been landscaped and features patio areas, raised lawn, established borders and feature pond. A gate to the rear opens a wooded area.

INTEGRAL GARAGE

17'1 x 8'9 (5.21m x 2.67m)

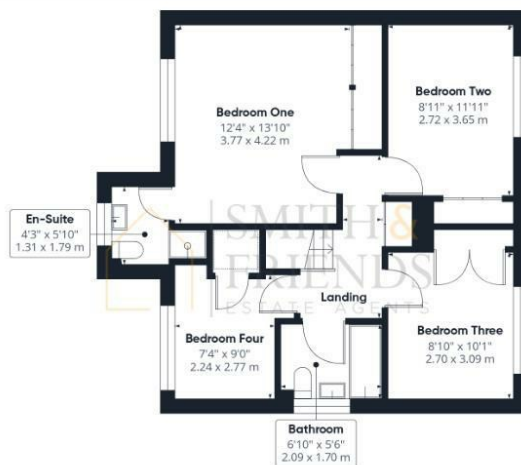
Accessed to the front via an up and over door, integral door from the utility room, Baxi gas central heating boiler, lighting and sockets.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1493 ft²
138.7 m²

(1) Excluding balconies and terraces

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

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

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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