



**Blackthorn Meadows, TS27 3DG**  
**4 Bed - House - Detached**  
**£300,000**

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





## Blackthorn Meadows , Hartlepool, TS27 3DG

An impressive FOUR BEDROOM detached property occupying a pleasant corner position on the modern Hartwell Park development. This spacious and attractively presented home offers accommodation ideal for family requirements with large bedrooms and a beautiful open plan kitchen/diner/family room. Built to the popular 'Cutler' design by Bellway Homes whilst being complimented by quality fixtures and fittings throughout and a number of attractive upgrades.

The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises; inviting entrance hall with stairs to the first floor, useful guest cloakroom/WC, front lounge, open plan kitchen/diner/family room offering an enviable place for entertaining family and friends. To the first floor are four large bedrooms, bedrooms one and two benefiting from beautiful fitted wardrobes, the master with modern en-suite shower room whilst the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings.

The property occupies a pleasant corner position on the Hartwell Park development with an open outlook over the soon to be landscaped Butterfly Walk and Nature Reserve. The front garden should prove to be low maintenance with a double width driveway providing useful off street parking whilst leading to the larger than average garage. The enclosed rear garden features lawn, planted border and patio area. The Hartwell Park development is well situated for commuter routes with easy access to the A19 and surrounding areas. VIEWING RECOMMENDED.



















## GROUND FLOOR

### ENTRANCE HALL

18'10 x 6'9 (5.74m x 2.06m)

A spacious entrance hall accessed via double glazed composite entrance door with uPVC double glazed side screen, modern laminate flooring, stairs to the first floor with understairs recess, integral door to the garage, convector radiator.

### GUEST CLOAKROOM/WC

5'11 x 2'11 (1.80m x 0.89m)

Fitted with a modern two piece suite and chrome fittings comprising; pedestal wash hand basin with central mixer tap and attractive tiled splashback, concealed WC with matching tiled back and vanity area above, modern laminate flooring, extractor fan, convector radiator.

### FRONT LOUNGE

15'11 x 10'0 (4.85m x 3.05m)

A good size lounge with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

27'7 x 10'2 extending to 11'2 (8.41m x 3.10m extending to 3.40m)

A great space for entertaining family and friends whilst backing onto the rear garden.

### SITTING & DINING AREA

Oversized uPVC double glazed French doors with matching side screens to the rear garden, modern laminate flooring, two radiators.

### KITCHEN AREA

Fitted with an attractive range of units to base and wall level with complimenting work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, built in electric oven with matching microwave oven above, separate four ring gas hob with extractor over, integrated fridge, freezer and dishwasher, recess with plumbing for washing machine, downlighting to eye level units, matching laminate flooring, uPVC double glazed window to the rear aspect, inset spot lighting to the ceiling.

### FIRST FLOOR

Fitted with an attractive range of

### LANDING

Two built in storage cupboards, fitted carpet, hatch to loft space, convector radiator.

### BEDROOM ONE

13'8" x 9'10" extending to 13'1" (4.17m x 3.02m extending to 4)

A good size master bedroom with uPVC double glazed window to the front aspect, beautiful fitted wardrobes, fitted carpet, convector radiator.

### EN-SUITE SHOWER ROOM

6'11 x 5'7 (2.11m x 1.70m)

Incorporating a modern three piece suite and chrome fittings comprising; double shower with glass panelled sliding door and chrome shower, wall mounted wash hand basin with central mixer tap, concealed WC, attractive tiled splashback (full height to shower level), extractor fan, uPVC double glazed window, inset spot lighting to the ceiling, chrome heated towel radiator.

### BEDROOM TWO

13'8 x 10'1 (4.17m x 3.07m)

A spacious second bedroom with uPVC double glazed window to the front aspect, beautiful fitted wardrobes, fitted carpet, convector radiator.

### BEDROOM THREE

11'7 x 9'11 (3.53m x 3.02m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

### BEDROOM FOUR

10'3 x 7'10 (3.12m x 2.39m)

Built in single wardrobe, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### FAMILY BATHROOM

7'11 x 6'10 (2.41m x 2.08m)

Fitted with a modern three piece white suite and chrome fittings comprising; panelled bath with mixer tap, wall mounted wash hand basin with central mixer tap, concealed WC, attractive tiled splashback and flooring, extractor fan, inset spot lighting to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property occupies a pleasant corner position on the Hartwell Park development with an open outlook over the soon to be landscaped Butterfly Walk and Nature Reserve. The front garden should prove to be low maintenance with a double width driveway providing useful off street parking whilst leading to the garage. The enclosed rear garden features lawn, planted border, patio area and part brick/ part fenced boundary. Gated access to the side.

### LARGE INTEGRAL GARAGE

20'0 x 10'1 (6.10m x 3.07m)

A larger than average garage with up and over access door to the front, integral door from the hall, lighting and sockets.











Ground Floor



Floor 1

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

1439 ft<sup>2</sup>  
133.5 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(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



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