



Fontburn Close, Elwick Grove, TS26 0ZR
4 Bed - House - Detached
£399,950

EPC Rating: B
Tenure: Freehold
Council Tax Band: F

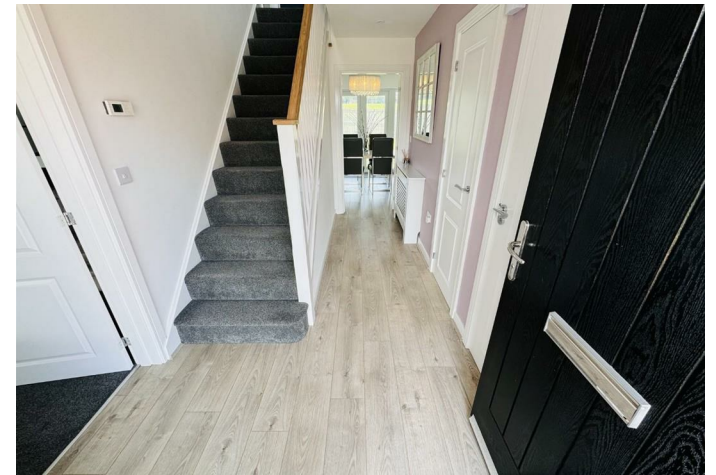


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Fontburn Close

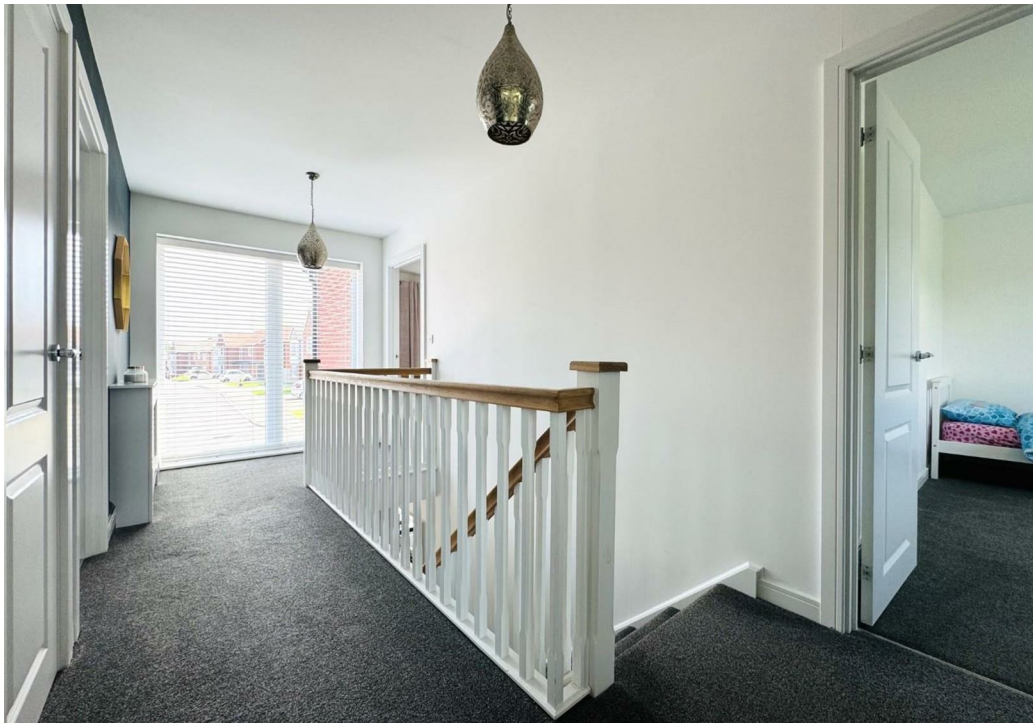
Elwick Grove Hartlepool TS26 0ZR

An impressive FOUR BEDROOM detached property located on the popular Elwick Grove development in Hartlepool. The home offers spacious and well proportioned accommodation, ideal for family requirements, whilst being complemented by modern fixtures and fittings, with a beautiful open kitchen/diner, modern bathroom and two en-suites. Built to the popular 'Plane' design by Bellway Homes, with a layout that briefly comprises: spacious entrance hall with stairs to the first floor, guest cloakroom/WC, generous bay fronted lounge, beautiful open plan kitchen/diner with granite worktops and a range of integrated appliances, family room and separate utility with integral door to the garage. To the first floor are four good size bedrooms, with bedrooms one and two benefitting from modern en-suites, bedrooms three and four are served by the family bathroom. Externally is a low maintenance front with a driveway allowing useful off street parking in front of the integral garage. The generous rear garden is predominantly lawned and backs onto open fields, allowing attractive views and a high degree of privacy. Fontburn Close is well situated within close proximity of High Tunstall College.











GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with uPVC double glazed side screen, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, built-in storage/cloaks cupboard, radiator with cover included.

GUEST CLOAKROOM/WC

5'0 x 4'3 (1.52m x 1.30m)

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with mixer tap, concealed dual flush WC, attractive tiled splashback, laminate flooring, uPVC double glazed window to the front aspect, extractor fan, single radiator.

FAMILY LOUNGE

17'9 x 12'7 (5.41m x 3.84m)

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

OPEN PLAN KITCHEN/DINER

23'4 x 11'6 (7.11m x 3.51m)

Fitted with an attractive range of units to base and wall level with complementing granite work surfaces and matching splashback, inset one and a half bowl sink with drainer and mixer tap, mirrored splashback, built-in double oven, integrated fridge and freezer, integrated dishwasher, matching island with four ring gas hob and extractor over, built-in storage cupboard, modern laminate flooring, uPVC double glazed feature window, double radiator, dining area with uPVC double glazed French doors to the rear garden, access to sitting room.

SITTING AREA

12'11 x 9'6 (3.94m x 2.90m)

uPVC double glazed French doors to the rear garden, matching laminate flooring, inset spotlighting, double radiator.

UTILITY ROOM

5'6 x 5'2 (1.68m x 1.57m)

Fitted worktop with plumbing below for washing machine, matching laminate flooring, extractor fan, integral door to the garage.

FIRST FLOOR

LANDING

Large landing with uPVC double glazed feature window to the front aspect, fitted carpet, radiator with cover included.

BEDROOM ONE

15'3 x 12'7 (4.65m x 3.84m)

A good size master bedroom with 'his and hers' mirror fronted sliding wardrobes, uPVC double glazed bay window to the front aspect, fitted carpet, radiator to the bay.

EN SUITE

12'7 x 6'2 (3.84m x 1.88m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with dual taps, double shower cubicle with glass panelled sliding door and overhead shower, inset wash hand basin with mixer tap and vanity drawers below, WC, attractive tiled splashback, being full height to shower level, large vanity mirror, extractor fan, inset spotlights, uPVC double glazed window to the side aspect, double radiator.

BEDROOM TWO

13'8 x 9'7 (4.17m x 2.92m)

A spacious second bedroom with uPVC double glazed window overlooking the rear garden, mirror fronted sliding wardrobes, fitted carpet, single radiator.

EN SUITE

6'5 x 4'5 (1.96m x 1.35m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with glass panelled sliding door and overhead shower, pedestal wash hand basin with central mixer tap, concealed WC with dual flush, attractive tiled splashback, large vanity mirror, inset spotlighting, extractor fan, single radiator.

BEDROOM THREE

13'8 x 8'10 (4.17m x 2.69m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, fitted carpet, double radiator.

BEDROOM FOUR

12'10 x 9'8 (3.91m x 2.95m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

FAMILY BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, attractive tiled splashback, inset spotlights, extractor fan, uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

The property occupies an enviable position with a low maintenance front garden, double width block paved driveway and gated access through to the generous rear garden with lawn, small patio and fenced boundaries.

GARAGE

16'6 x 8'2 (5.03m x 2.49m)

Accessed via up and over door to the front aspect, integral door from the utility room, lighting and sockets.

NB

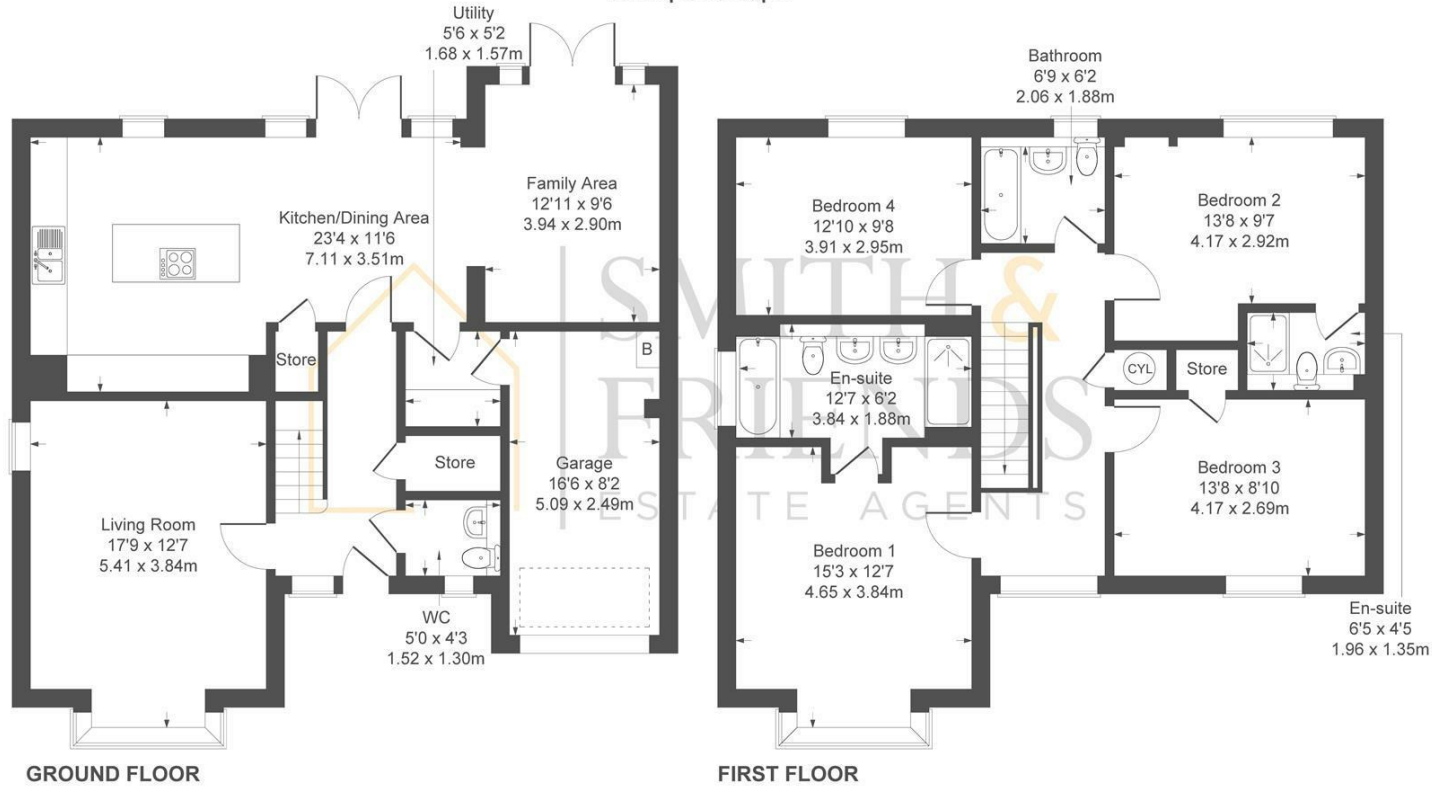
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.





Fontburn Close

Approximate Gross Internal Area
1870 sq ft - 174 sq m



Not to Scale. Produced by The Plan Portal 2024
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		92
(81-91) B	85	
(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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