



Hardwick Court, West Park, TS26 0AZ
4 Bed - House - Detached
£600,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: G



Hardwick Court West Park, Hartlepool, TS26 0AZ

Occupying a prime position in one of Hartlepool's most desirable locations, this impressive and much improved four bedroom executive home in West Park offers exceptional living space, perfect for modern family life. Remodelled and tastefully decorated throughout, the property has recently benefitted from a number of cosmetic enhancements, including new kitchen, bathroom, en-suite and landscaped rear garden.

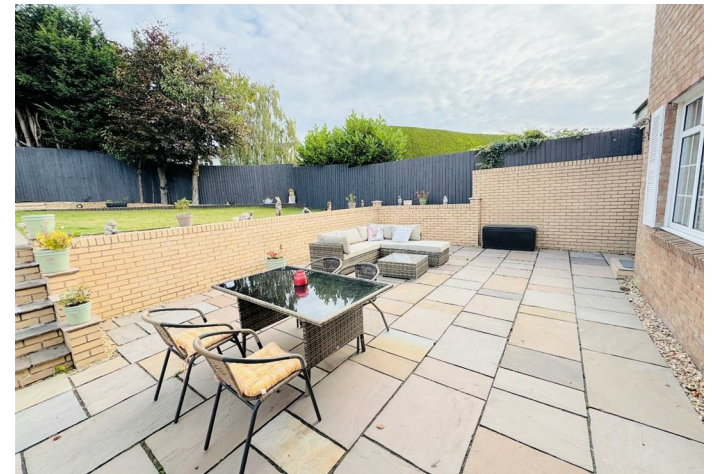
The well proportioned layout briefly comprises: a welcoming reception hall, cloakroom/WC, snug, dual aspect lounge, playroom, study, open plan dining kitchen and conservatory. To the first floor there are four double bedrooms (master with en-suite) and family bathroom.

Externally, the open plan front garden is laid to lawn, with a triple width driveway leading to the integral double garage. The stunning landscaped rear garden affords a good degree of privacy. The well maintained lawn is complemented with a generous patio area which is sure to be a suntrap in the summer months. The raised decking area with summerhouse provides an extra ideal area for entertaining and relaxing.











GROUND FLOOR

ENTRANCE HALL

Double glazed door, radiator, cloaks cupboard, spindle staircase to first floor landing.

DOWNSTAIRS TOILET

White and chrome suite with low level WC, wash hand basin with vanity storage.

LOUNGE

13'11 x 24'6 (4.24m x 7.47m)

Dual aspect with uPVC double glazed windows to front and rear, two radiators, living flame 'log' effect fire with modern surround.

PLAYROOM

8'10 x 10'9 (2.69m x 3.28m)

uPVC double glazed window, uPVC double glazed glass panelled door, radiator.

OFFICE

8'10 x 10'2 (2.69m x 3.10m)

uPVC double glazed window to front, radiator.

SNUG

9'11 x 8'10 (3.02m x 2.69m)

uPVC double glazed window to front, radiator.

DINING KITCHEN

DINING AREA

11'11 x 11'11 (3.63m x 3.63m)

uPVC double glazed French doors opening onto the rear patio, radiator.

KITCHEN AREA

18'11 x 10'2 (5.77m x 3.10m)

Fitted with a comprehensive range of white high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor and double oven, integrated fridge and freezer, plumbing and space for washing machine, dryer and dishwasher, uPVC double glazed window to rear, glass panelled door opening into the conservatory.

CONSERVATORY

6'3 x 11'3 (1.91m x 3.43m)

uPVC double glazed glass panelled door opening onto the rear garden, radiator, door into the double garage.

FIRST FLOOR; LANDING

Galleried landing, loft access, uPVC double glazed window to front

BEDROOM (rear)

11'11 x 11'9 (3.63m x 3.58m)

uPVC double glazed window to rear, built-in wardrobes, radiator.

EN-SUITE

5'9 x 8'1 (1.75m x 2.46m)

White and chrome suite with double shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

BEDROOM (rear)

9'11 x 10'8 (3.02m x 3.25m)

uPVC double glazed window to rear, built-in storage, radiator.

FAMILY BATHROOM/WC

5'9 x 8'3 (1.75m x 2.51m)

White and chrome suite comprising: panelled bath with shower over, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

BEDROOM (front)

12'7 x 10'1 (3.84m x 3.07m)

uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM (front)

10' x 10'11 (3.05m x 3.33m)

uPVC double glazed window to rear, radiator.

EXTERNALLY

The open plan front garden is laid to lawn with a triple width driveway leading to the INTEGRAL DOUBLE GARAGE (16'4 x 17'2) (4.98m x 5.23m). The stunning landscaped rear garden affords a good degree of privacy. The well maintained lawn is complemented with a generous patio area which is sure to be a suntrap in the summer months. The raised decking area with summerhouse provides an extra ideal area for entertaining and relaxing.

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



Floor 1

Approximate total area[®]

2233 ft²
207.6 m²

Reduced headroom

13 ft²
1.2 m²

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		74
(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.

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

