

Cath Hill Close, Seaton Carew, TS25 2FD
4 Bed - House - Detached
£262,950

EPC Rating:
Tenure: Freehold
Council Tax Band: D

SMITH & FRIENDS
ESTATE AGENTS

Cath Hill Close
Seaton Carew, Hartlepool, TS25 2FD







An impressive FOUR BEDROOM detached family home offering spacious and versatile accommodation, ideally suited to modern family living. Occupying a pleasant position within the popular Cath Hill Close development in Seaton Carew, the property boasts two reception rooms, a generous open plan kitchen/diner, separate utility room, modern family bathroom, en-suite facilities and guest WC. Further highlights include ample off street parking, garage and an attractively landscaped rear garden.

The home is warmed by gas central heating, features uPVC double glazing and offers a well planned layout which briefly comprises: a welcoming and spacious entrance hall with staircase to the first floor, double doors opening into the impressive kitchen/diner and access to both reception rooms, including a comfortable family lounge and versatile study, ideal for those working from home. The generous open plan kitchen/diner featuring a modern range of fitted units, integrated appliances and bi-folding doors which open directly onto the rear garden. A separate utility room and convenient guest WC complete the ground floor accommodation.

To the first floor are four well proportioned bedrooms, with bedrooms one and two benefiting from built-in wardrobes. The master bedroom further enjoys a modern en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom incorporating a three piece white suite.

Externally, the property features a low maintenance frontage providing off street parking for up to three vehicles, together with an additional block paved driveway leading to the garage. To the rear is a beautifully landscaped and fully enclosed garden, providing an attractive outdoor space for entertaining. Cath Hill Close is a modern development, conveniently situated off Elizabeth Way in a sought after area of Seaton Carew. The property is ideally positioned for access to local amenities, schools and the seafront. VIEWING RECOMMENDED.












Fiesta '88
Sunday 12th June 1988























GROUND FLOOR

ENTRANCE HALL
13'11 x 4'4 (4.24m x 1.32m)
A spacious entrance hall which is accessed via double glazed composite entrance door, fitted with attractive flooring, turned staircase to the first floor with useful under stairs storage cupboard, convector radiator, access to both reception rooms, double doors into the open plan kitchen/diner.

FAMILY LOUNGE
13'6 x 11'6 (4.11m x 3.51m)
A pleasant family lounge with uPVC double glazed window to the front aspect, attractive flooring, television point, convector radiator.

SEPARATE STUDY
7'5 x 7'2 (2.26m x 2.18m)
uPVC double glazed 'cathedral' style window to the front aspect, matching flooring, convector radiator.

KITCHEN/DINER
9'6 x 23'8 (2.90m x 7.21m)
DINING AREA: matching flooring, uPVC bi-folding doors to the rear garden, convector radiator; KITCHEN AREA: fitted with a range of cream gloss units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave oven above, separate four ring gas hob with extractor hood over, tiling to splashback, integrated fridge with freezer below, integrated dishwasher, uPVC double glazed window to the rear aspect, matching flooring, convector radiator, access to:

UTILITY ROOM
5'7 x 6'11 (1.70m x 2.11m)
Fitted worktop with an inset single drainer stainless steel sink unit and mixer tap, tiled splashback, single base unit, recess for washing machine, recess for tumble dryer, Ideal gas central heating boiler, matching flooring, double glazed composite door to the side, convector radiator, access to the guest WC.

GUEST WC
5'9 x 3'11 (1.75m x 1.19m)
Fitted with a modern two piece suite comprising: wall mounted wash hand basin with dual taps and tiled splashback, low level WC, matching flooring, extractor fan, convector radiator.

FIRST FLOOR

LANDING
10'5 x 3'1 (3.18m x 0.94m)
Accessed via turned staircase with uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, built-in storage cupboard, convector radiator.

BEDROOM ONE
13'1 x 10'11 (3.99m x 3.33m)
A good size master bedroom with mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:

EN-SUITE
6'7 x 4'9 (2.01m x 1.45m)
Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, being full height to shower level, uPVC double glazed frosted window to the side aspect, extractor fan, chrome heated towel radiator.

BEDROOM TWO
8'11 x 8'11 (2.72m x 2.72m)
Mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BEDROOM THREE
9'10 x 6'10 (3.00m x 2.08m)
uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BEDROOM FOUR
7'5 x 12' (2.26m x 3.66m)
uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

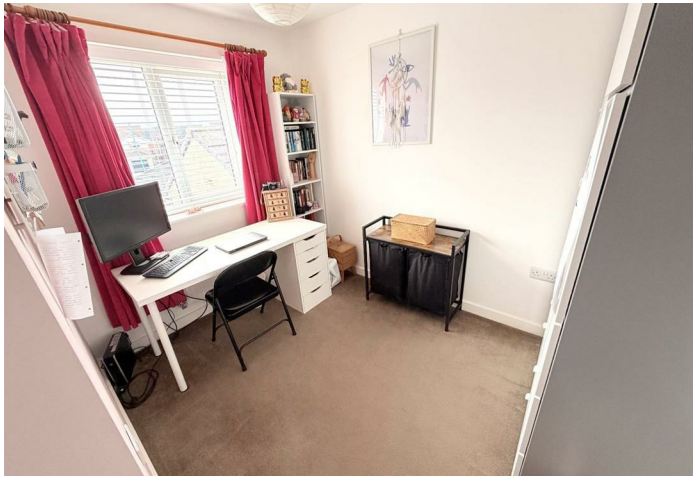
FAMILY BATHROOM
5'5 x 6'9 (1.65m x 2.06m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, uPVC double glazed frosted window to the rear aspect, extractor fan, heated towel radiator.

EXTERNALLY
The property features a low maintenance pebbled front allowing useful off street parking for three cars, a further block paved driveway to the side of the property provides additional off street parking in front of the garage. A gate to the side leads through to the attractively landscaped rear garden with an Indian sandstone patio area, pebbled area, lawn and fenced boundaries.

GARAGE
16'10" x 8'6" (5.15m x 2.60m)
Accessed via a roller door to the front, lighting and power points.

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.


PULP FICTION









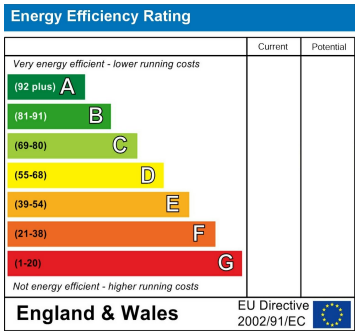












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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

SMITH & FRIENDS
ESTATE AGENTS