



**Rotary Way, Hartwell Park, TS27 3DB**  
**3 Bed - House - Detached**  
**£229,950**

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

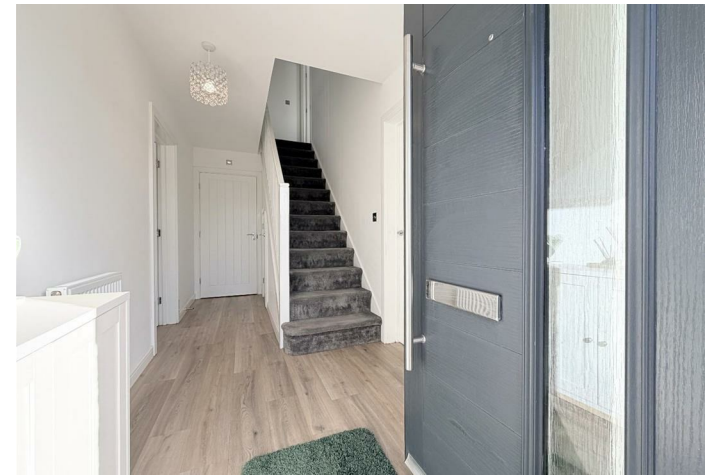


**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

## Rotary Way Hartwell Park, Hartlepool, TS27 3DB

An impressive three bedroom detached property occupying a pleasant position on Rotary Way, forming part of the modern Hartwell Park development. The home offers spacious and well proportioned accommodation, with a beautiful kitchen/diner, modern bathroom, en-suite and guest WC. An ideal purchase for family requirements, with a good size garden, three car driveway and large garage. Built by Bellway Homes to the popular 'Thespian' design, with features including gas central heating and uPVC double glazing. The full layout comprises: welcoming entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, bay fronted lounge, open plan kitchen/diner with French doors to the rear garden, three spacious bedrooms, 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. Externally are well cared for gardens, three car driveway and a detached garage measuring approximately 20ft in length. Ideally located, with easy access to the A19.

10 YEAR NHBC WARRANTY FROM NEW.









## **GROUND FLOOR**

### **ENTRANCE HALL**

15'4 x 6'2 (4.67m x 1.88m)

An inviting entrance hall accessed via double glazed composite entrance door, staircase with fitted carpet to the first floor and under stairs storage cupboard, LVT flooring, convector radiator.

### **GUEST CLOAKROOM/WC**

Fitted with a modern two piece suite and chrome fittings comprising: corner wash hand basin with chrome mixer tap and tiled splashback, concealed WC with dual flush, tiled back and vanity area above, matching LVT flooring, extractor fan, convector radiator.

### **FAMILY LOUNGE**

15'8 x 9'6 (4.78m x 2.90m)

A comfortable family lounge which incorporates a uPVC double glazed bay window to the side aspect, uPVC double glazed window to the front aspect, LVT flooring, television point, convector radiator.

### **OPEN PLAN KITCHEN/DINER**

15'8 x 10'1 (4.78m x 3.07m)

Fitted with a modern range of units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and three speed extractor hood over, all finished in brushed stainless steel, integrated fridge and freezer, integrated washing machine, integrated dishwasher, concealed gas central heating boiler, LVT flooring, uPVC double glazed French doors to the side garden, uPVC double glazed window to the front, convector radiator.

## **FIRST FLOOR**

### **LANDING**

Built-in storage cupboard, fitted carpet, hatch to loft space, access to:

### **BEDROOM ONE**

11'6 x 9'8 (3.51m x 2.95m)

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

### **EN-SUITE SHOWER ROOM/WC**

3'9 x 9'1 (1.14m x 2.77m)

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with central mixer tap, concealed WC with dual flush, tiled back and vanity area above, tiling to additional splashback areas, being full height to shower level, vinyl flooring, uPVC double glazed window to the front aspect, inset spotlighting and extractor to the ceiling, convector radiator.

### **BEDROOM TWO**

7'9 x 10'4 (2.36m x 3.15m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### **BEDROOM THREE**

7'8 x 10'3 (2.34m x 3.12m)

uPVC double glazed window to the side aspect, fitted carpet, convector radiator.

### **FAMILY BATHROOM/WC**

5'6 x 6'2 (1.68m 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, concealed WC with dual flush and tiled back, matching tiling to additional splashback areas, vinyl flooring, uPVC double glazed frosted window to the front aspect, inset spotlighting and extractor to the ceiling, convector radiator.

### **EXTERNALLY**

The property features a low maintenance, part lawned front and side garden, with a three car driveway to the rear providing ample off street parking, whilst leading to a larger than average garage. A gate opens to an enclosed side garden with large lawned area and paved patio, with fenced and brick boundary.

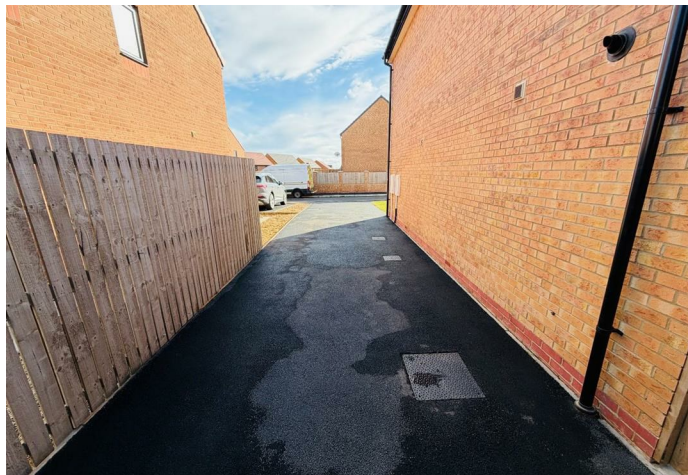
### **DETACHED GARAGE**


10'10 x 20'6 (3.30m x 6.25m)

Up and over access door to the front, ample overhead storage space, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(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			
<b>England &amp; Wales</b>			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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