



**Applewood Close, Clavering, TS27 3JW**  
**4 Bed - House - Detached**  
**Offers In Excess Of £350,000**

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



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## Applewood Close Clavering, Hartlepool, TS27 3JW

**\*\*REDUCED\*\* VIEWING ESSENTIAL \*\* UPGRADED & EXTENDED ACCOMMODATION \*\*** A modern and individually built four bedroom detached residence occupying a prime position on Applewood Close in a popular and rarely available part of the Clavering estate. The home has been upgraded and EXTENDED over the years with a spacious, well proportioned and versatile layout that incorporates THREE RECEPTION ROOMS & DINING/GARDEN ROOM. An ideal purchase for family requirements, with further benefits including a modern upgraded kitchen, impressive bathroom and generous en-suite shower room. The home is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with spindled staircase to the first floor and access to a modern recently refitted guest cloakroom/WC, from the hall is further access to the converted sitting room/playroom, the generous size family lounge which includes a media wall with inset remote controlled electric fire, rear reception room and a bespoke kitchen fitted with a quality range of cream gloss units to base and wall level which includes built-in oven, microwave, hob and extractor, the utility room is fitted with matching units and includes an integrated dishwasher, whilst the dining/garden room extension completes the ground floor accommodation and offers a pleasant transition between the home and garden via French doors. To the first floor are four good size double bedrooms, the master boasting fitted wardrobes and modern en suite shower room/WC, whilst the remaining three bedrooms are served by an impressive family bathroom/WC. Externally, the property occupies a setback position approached by a long block paved driveway which provides ample off street parking and leads to the attached garage. The rear garden has been recently renovated, with patio and lawn areas and enjoys a westerly aspect. The property is situated in a private cul de sac amongst similar desirable properties.









## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC entrance door with attractive patterned glass panel and matching side screen, fitted with beautiful solid oak flooring, curved archway, spindled staircase to the first floor with newel post and fitted carpet, small under stairs storage cupboard, coving to ceiling, single radiator, replacement internal doors to each room.

### GUEST CLOAKROOM/WC

Recently upgraded with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, beautiful tiling to splashback, attractive oak flooring, fitted extractor fan.

### PLAYROOM/SITTING ROOM 13'11 x 8'1 (4.24m x 2.46m)

Converted from the original double garage and ideal for use as a playroom or additional sitting room with uPVC double glazed window to the front aspect, fitted carpet, modern wall mounted vertical radiator.

### LOUNGE 20'9 x 12'2 (6.32m x 3.71m)

A generous and attractively presented family lounge with a large uPVC double glazed bay window to the front aspect, media wall with inset remote controlled fire and television recess, fitted carpet, coving to ceiling, double radiator.

### SITTING ROOM 12'11 x 10'1 (3.94m x 3.07m)

uPVC double glazed window looking out to the rear garden, fitted carpet, coving to ceiling, double radiator.

### BESPOKE KITCHEN 16'8 x 10'1 (5.08m x 3.07m)

Fitted with a modern range of cream gloss units to base and wall level with soft close feature and large brushed stainless steel handles, beautiful granite work surfaces with matching splashback in an 'L' shaped layout incorporating an inset one and a half bowl Astracast single drainer sink unit with modern chrome mixer tap, built-in Bosch oven with matching microwave oven above, both finished in brushed stainless steel with units above and below, separate five ring Bosch hob with illuminated glass panelled extractor hood above, both finished in brushed stainless steel, three large fitted pull out drawer units to base level, feature lighting to kickboards, down lighting to eye level units, beautiful solid oak flooring, two uPVC double glazed double glazed windows to the rear aspect, coved ceiling, modern wall mounted vertical radiator, archway to garden room extension, access to utility room.

### UTILITY ROOM

Fitted with matching cream gloss units to base and wall level with soft close feature, large brushed stainless steel rod handles and beautiful granite work surfaces with matching splashback incorporating an inset single drainer Astracast sink unit with modern chrome mixer tap, recess with plumbing for automatic washing machine, integrated dishwasher, space for further appliance, beautiful solid oak flooring, uPVC double glazed door to the side with attractive patterned glass panel.

### DINING ROOM/GARDEN ROOM EXTENSION 15'2 x 8'5 (4.62m x 2.57m)

Offering a variety of uses with uPVC double glazed French doors to the rear garden, uPVC double glazed windows to the side and rear aspects, beautiful solid oak flooring, coving to ceiling, television point, modern vertical radiator.

## FIRST FLOOR

### LANDING

In a 'U' shaped layout with spindles and newel posts, fitted carpet, coving to ceiling, access to:

### BEDROOM 1 13'2 x 10' excl wardrobes, 12'1 into wardrobes (4.01m x 3.05m excl wardrobes, 3.68m into wardrobes)

A generous master bedroom with uPVC double glazed window offering distant sea views to the front, modern bespoke wall to wall fitted wardrobes with sliding doors, hanging rails, shelving, drawers and concealed space for television, fitted carpet, coving to ceiling, convector radiator, access to:

### EN SUITE SHOWER ROOM/WC 8'5 x 7'4 (2.57m x 2.24m)

A spacious and modern en suite shower room boasting a quality three piece suite with chrome fittings comprising: large walk-in shower cubicle with glass panelled screens and Architekt multi shower with overhead shower and separate attachment, inset 'vanity' style wash hand basin with modern chrome mixer tap and cabinets below, concealed WC with matching vanity area above, separate storage units incorporating a fitted towel rack, attractive tiled splashback being full height to shower level, chrome heated towel radiator, coving and inset spotlighting to ceiling, fitted extractor fan, wall mounted vanity mirror, uPVC double glazed window to the side aspect.

### BEDROOM 2 15'6 x 10'10 (4.72m x 3.30m)

A good sized second bedroom with uPVC double glazed window to the rear aspect overlooking the rear garden, fitted carpet, coving to ceiling, television point, single radiator.

### BEDROOM 3 11'4 x 8'4 (3.45m x 2.54m)

A good sized third bedroom with uPVC double glazed window to the front aspect, built-in single wardrobe with fitted hanging rail and shelving, quality fitted carpet, coving to ceiling, television point, single radiator.

### BEDROOM 4 11'4 x 7'9 (3.45m x 2.36m)

uPVC double glazed window overlooking the rear garden, modern laminate flooring, coving to ceiling, single radiator, hatch to insulated loft space which is part boarded for storage purposes with electric light.

### MODERN FAMILY BATHROOM/WC 8'1 x 7'11 (2.46m x 2.41m)

Fitted with an impressive three piece white suite and chrome fittings comprising: deep tiled panelled bath with chrome mixer tap, chrome shower and separate attachment, protective glass panelled shower screen, large pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback being full height to bath area, large wall mounted vanity mirror, tiled flooring with under floor heating, coving to ceiling, fitted extractor fan, uPVC double glazed window to the side aspect.

## OUTSIDE

The property benefits from well kept gardens to the front and rear. The front garden is part lawned, whilst a large block paved driveway provides ample off street parking and leads to the attached garage. A gate to the side leads through to the recently renovated rear garden which now incorporates a lawn and patio area with raised flower bed and fenced boundaries. The rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months. Storage is provided to both sides, with a timber storage shed also included.

## GARAGE

With electric remote controlled access door, electric light, power points, wall mounted gas central heating boiler, personal door from rear garden.

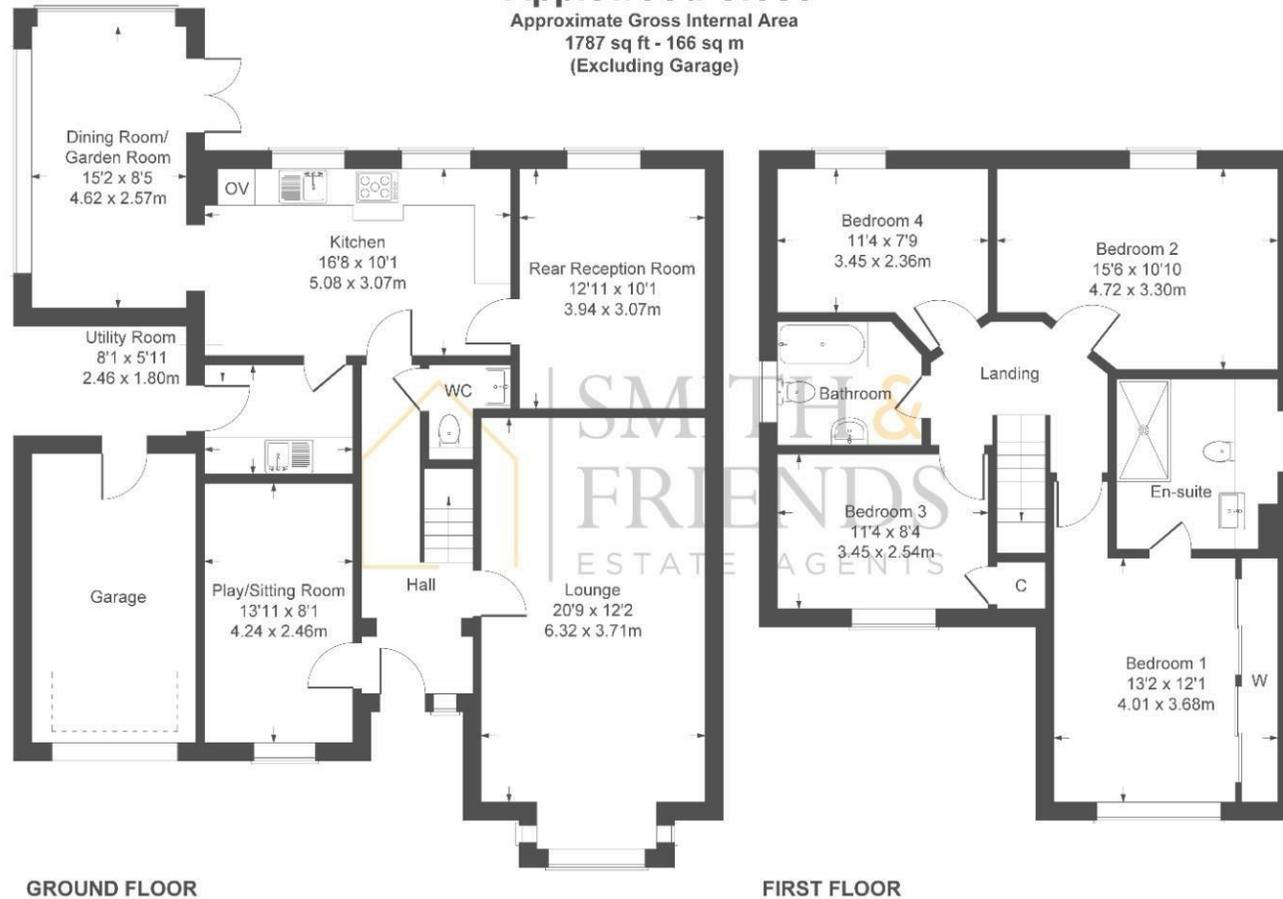
## NB

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.



# Applewood Close

Approximate Gross Internal Area  
1787 sq ft - 166 sq m  
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	79
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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