



Tavistock Close, TS27 3LB
4 Bed - House - Detached
£340,000

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



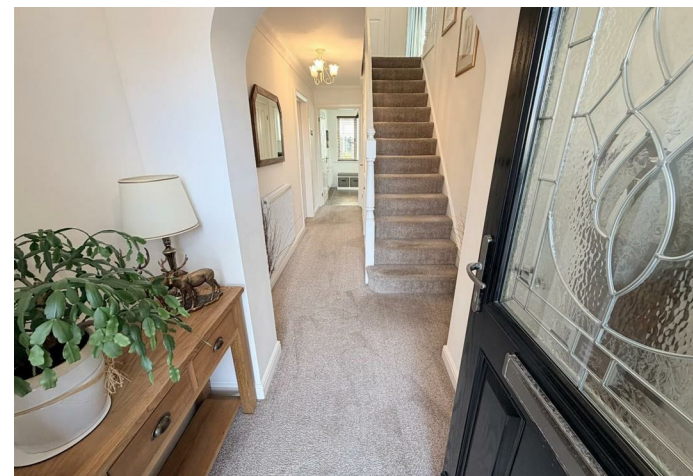
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Tavistock Close Hartlepool TS27 3LB

*** NO CHAIN INVOLVED *** An impressive four bedroom detached property occupying a pleasant position at the top of Tavistock Close with SOUTH FACING REAR GARDEN. An ideal purchase for family requirements with spacious and well proportioned accommodation that features a large lounge, dining room and conservatory extension. The kitchen, utility room and both the main bathroom and en-suite have been upgraded making it ready for immediate occupancy without further expense. The accommodation further benefits from gas central heating, uPVC double glazing, alarm system and solar panels (20 panels with an annual return).

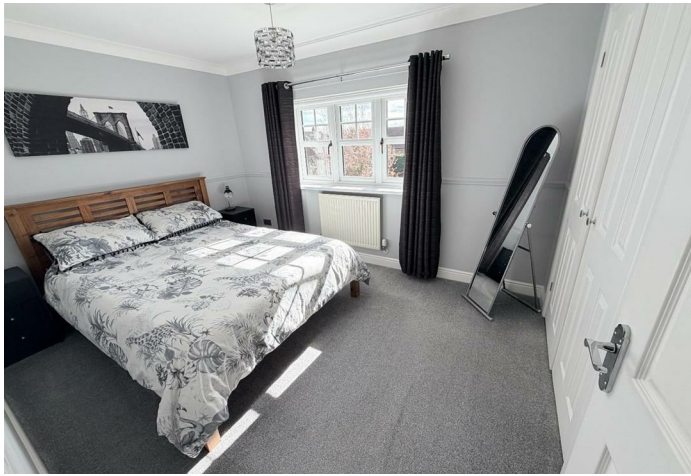
An internal viewing comes recommended, with a layout that briefly comprises: inviting entrance hall with stairs to the first floor and access to the guest cloakroom/WC, the lounge leads through to the separate dining room and into the conservatory. The kitchen/breakfast room links to the utility room, whilst to the first floor are four good size bedrooms, the master with modern en-suite shower room. The remaining bedrooms are served by the family bathroom which is fitted with a three piece white suite and chrome fittings.

Externally the property features a low maintenance open plan front garden, with a double width block paved driveway providing useful off street parking which leads to the integral garage. The landscaped SOUTH FACING rear garden features lawn and patio areas. Tavistock Close is located off Westwood Way and forms part of a modern cul-de-sac amongst similar calibre homes. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE PORCH

3'4 x 5'10 (1.02m x 1.78m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, fitted carpet, coving to ceiling, archway through to:

ENTRANCE HALL

14'8 x 3'2 (4.47m x 0.97m)

A deep entrance hall which incorporates a spindled staircase to the first floor with newel post and under stairs storage, fitted carpet, coving to ceiling, convector radiator, access to guest WC.

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps and tiled splashback, low level WC, laminate flooring, extractor fan, inset spotlight to the ceiling, convector radiator.

FRONT LOUNGE

19'5 x 10'6 (5.92m x 3.20m)

A good size family lounge with uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, inset gas fire, fitted carpet, dado rail, coving to ceiling, television point, two convector radiators, double doors through to:

REAR SITTING/DINING ROOM

10'10 x 10'7 (3.30m x 3.23m)

Ideally situated off the kitchen, whilst incorporating uPVC double glazed French doors with matching side screens to the conservatory, fitted carpet, dado rail, coving to ceiling, convector radiator.

CONSERVATORY EXTENSION

9' x 16'4 (2.74m x 4.98m)

A good size conservatory extension, currently used as an additional sitting area, with modern laminate flooring, uPVC double glazed windows and French doors to the garden, ceiling fanlight, power points.

KITCHEN/BREAKFAST ROOM

8'5 x 15'3 (2.57m x 4.65m)

Fitted with an attractive range of units to base and wall level with complementing granite worktops and matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, pelmet above sink with downlighting, built-in electric double oven with matching microwave above, separate four ring touch hob with three speed extractor hood over, integrated dishwasher, downlighting to eye-level units, lighting to kickboards, Karndean flooring, two uPVC double glazed windows to the rear aspect, convector radiator, door through to:

SEPARATE UTILITY ROOM

5' x 8'7 (1.52m x 2.62m)

Matching units, worktop and splashback, with an inset sink and mixer tap, recess with plumbing for washing machine, space for free standing fridge/freezer, uPVC double glazed side door, integral door to the garage, convector radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'4 x 13'10 (3.76m x 4.22m)

A good size master bedroom with 'his & hers' double wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

6'11 x 5'10 (2.11m x 1.78m)

Fitted with a modern three piece suite comprising: double shower with space saving folding door, chrome overhead shower with separate attachment, vanity recess with lighting, inset wash hand basin with mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, panelling and inset spotlighting to the ceiling, extractor light, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO

8'11 x 12' (2.72m x 3.66m)

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, dado rail, coving to ceiling, single radiator.

BEDROOM THREE

9' x 10'3 (2.74m x 3.12m)

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, dado rail, coving to ceiling, single radiator.

BEDROOM FOUR

7'3 x 8'8 (2.21m x 2.64m)

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

FAMILY BATHROOM/WC

6'10 x 5'6 (2.08m x 1.68m)

Fitted with a modern three piece suite and chrome fittings comprising: tiled panelled bath with mixer tap and shower attachment, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, panelling and inset spotlighting to the ceiling, extractor fan, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance open plan front garden which is part lawned, with a double width block paved driveway providing useful off street parking. A gate to the side leads through to the south facing rear garden which should prove to be a suntrap in the summer months, with concrete patio area, large lawn, additional corner patio, well stocked border, useful storage shed and fenced boundaries.

INTEGRAL GARAGE

17'3 x 8'8 (5.26m x 2.64m)

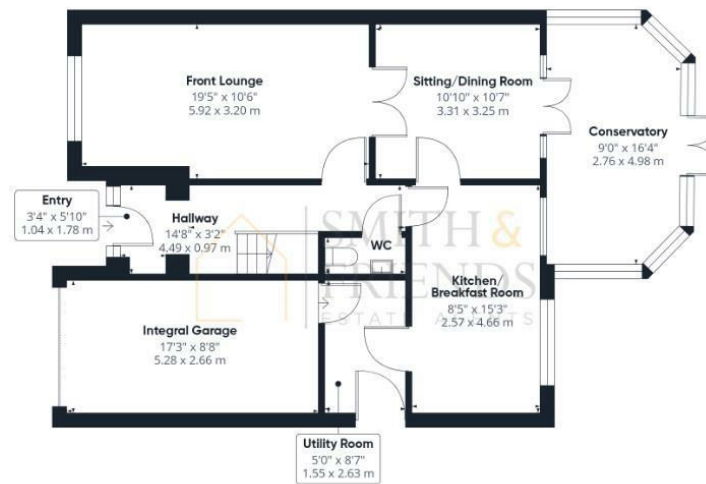
Accessed via an up and over door to the front, integral door from the utility room, Worcester gas central heating boiler, lighting and power points.

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)	A		
(81-91)	B		
(69-80)	C	76	81
(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	



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1512 ft²
140.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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