



**Yarmouth Close, Fens, TS25 2RJ**  
**4 Bed - House - Detached**  
**£290,000**

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



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## Yarmouth Close Fens, Hartlepool, TS25 2RJ

A stunning FOUR BEDROOM detached property occupying a pleasant position on Yarmouth Close, in a popular part of the Fens Estate. The home offers cleverly extended and beautifully upgraded accommodation, ideal for family requirements. The versatile layout features two reception rooms, with a spacious lounge and generous sun room extension, whilst the home further benefits from a superb refitted kitchen, impressive bathroom and useful 'Jack & Jill' style shower. An internal viewing comes recommended, with other pleasing features including upgraded internal doors, gas central heating, uPVC double glazing, alarm system, off street parking and low maintenance landscaped rear garden.

The full layout comprises: entrance porch through to the entrance hall with double doors into a spacious family lounge. The kitchen features a beautiful range of bespoke units, built-in appliances and breakfast bar, whilst linking to the dining room and through to the sun room extension. A useful guest WC completes the ground floor. To the first floor are four bedrooms, with bedrooms one and two benefitting from a 'Jack & Jill' style shower. The remaining bedrooms are served by the family bathroom which incorporates a modern three piece white suite and chrome fittings.

Externally, the property is set back from the road, with a double width block paved driveway allowing useful off street parking, whilst leading to the garage. The front and rear gardens should prove to be low maintenance, with the rear garden enjoying a good degree of privacy. An area to the side of the property provides storage and includes a metal shed. Yarmouth Close is located off Barford Close via Catcote Road. **VIEWING RECOMMENDED.**











## GROUND FLOOR

### ENTRANCE PORCH

Accessed via composite entrance door with uPVC double glazed side screens, attractive 'sparkling granite' tiled flooring, uPVC double glazed internal door with frosted side screen through to the entrance hall.

### ENTRANCE HALL

9'2 x 5'11 (2.79m x 1.80m)

Attractive floor coverings, staircase to the first floor, built-in cloaks cupboard, upgraded internal doors with double doors into the lounge.

### FAMILY LOUNGE

17'1 x 11'8 (5.21m x 3.56m)

A good size family lounge with a large uPVC double glazed bow window to the front aspect, matching flooring, inset gas fire, television point, coving to ceiling, single radiator.

### KITCHEN/BREAKFAST AREA

15'3 x 16'2 (4.65m x 4.93m)

Fitted with a stunning range of bespoke units to base and wall level with complementing work surfaces and breakfast bar area, inset one and a half bowl sink with mixer tap, built-in double oven and matching grill, island with Hotpoint induction hob and extractor hood over, integrated fridge/freezer, integrated washing machine, concealed coffee station with fitted drawers, shelving and wine cooler, mirrored splashback areas, wall mounted television point, attractive flooring, inset spotlighting, two uPVC double glazed windows to the rear aspect, access to:

### DINING ROOM

7'3 x 10' (2.21m x 3.05m)

Bespoke mirrored wall, matching flooring, modern vertical radiator, coving to ceiling, archway through to:

### SUN ROOM EXTENSION

15'7 x 10'7 (4.75m x 3.23m)

Offering a pleasant transition between the home and garden via twin sets of uPVC double glazed French doors, two double glazed Velux windows, matching flooring, eye-level electric fire, television point, modern radiator.

### GUEST WC

Fitted with a two piece white suite and chrome fittings comprising: corner wash hand basin with central mixer tap and tiled splashback, low level WC, wall mounted vanity mirror, extractor fan, inset spotlighting.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, upgraded internal doors, access to bedrooms and bathroom.

### BEDROOM ONE

13'3 x 10'4 (4.04m x 3.15m)

A good size master bedroom with modern laminate flooring, uPVC double glazed window to the front aspect, inset spotlighting, single radiator, fitted wardrobes and access to:

### 'JACK & JILL' SHOWER

2'8 x 7' (0.81m x 2.13m)

Single shower cubicle with chrome frame, glass panelled door and chrome overhead shower, attractive 'marble' style tiling to walls, feature lighting, extractor fan, 'Jack & Jill' style access to bedroom two.

### BEDROOM TWO

8'5 x 9'11 (2.57m x 3.02m)

Currently used as a dressing room with uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

### BEDROOM THREE

13'6 x 7'8 (4.11m x 2.34m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, two single radiators.

### BEDROOM FOUR

9'2 x 7'8 (2.79m x 2.34m)

Currently used as a home study with built-in storage cupboard, uPVC double glazed window to the front aspect, modern laminate flooring, single radiator.

### FAMILY BATHROOM/WC

5'6 x 7'11 (1.68m x 2.41m)

Fitted with a modern three piece suite and chrome fittings comprising: free standing bath with mixer tap over and shower attachment, inset wash hand basin with central mixer tap and vanity drawers below, concealed WC with vanity area above, attractive 'marble' style tiling to splashback and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator, shaver point, extractor fan, wall mounted vanity mirror.

### EXTERNALLY

The property occupies a pleasant set back position with a double width block paved driveway providing useful off street parking. The low maintenance lawned front garden is enclosed by a brick boundary wall with wrought iron railings. There is access to both sides, with a good size storage area to the right hand side including a metal storage shed. The landscaped rear garden incorporates patio and lawned areas, whilst enjoying a high degree of privacy.

### GARAGE

16'4 x 8'3 (4.98m x 2.51m)

Accessed via an up and over door to the front, Baxi Platinum gas central heating boiler, lighting, 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	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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