



Courageous Close, Seaton Carew, TS25 1EU
4 Bed - House - Detached
£305,000

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



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Courageous Close

Seaton Carew Hartlepool TS25 1EU

*****REDUCED***** An impressive FOUR BEDROOM detached property located on Courageous Close in a popular part of Seaton Carew. The home offers generously extended accommodation ideal for family requirements, with a two storey extension incorporating a garden room with bedroom extension above. The spacious and versatile accommodation features a stunning open plan kitchen/diner/family room which opens to the rear garden and offers an enviable space for entertaining family and friends. An internal viewing comes recommended to appreciate the space on offer, whilst further benefits include modern bathroom, en-suite and guest WC, gas central heating, uPVC double glazing, off street parking and low maintenance rear garden.

The full layout comprises: entrance with stairs to the first floor and access into a pleasant family lounge which in turn leads through to the open plan kitchen/diner and into the garden room which is currently used as an additional sitting room. The garage has been partly converted to incorporate a useful utility room and guest WC. To the first floor are four bedrooms, bedroom two having been extended with dressing area, whilst bedroom one benefits from a modern refitted en-suite. The remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and gold fittings.

Externally is a low maintenance front, with a double width drive providing useful off street parking. Part of the garage has been retained to provide storage. The enclosed rear garden enjoys a good degree of privacy and offers a great space for entertaining with decking, sucken hot tub area and bar. Courageous Close is located off Warrior Drive in a popular part of Seaton Carew, close to amenities and within a short walk of the seafront. VIEWING RECOMMENDED.









GROUND FLOOR

ENTANCE HALLWAY

Composite entrance door, radiator, staircase to first floor landing.

LOUNGE

15'9 x 11'1 (4.80m x 3.38m)
uPVC double glazed bay window, radiator, double glass panelled doors opening into the kitchen.

KITCHEN

10'4 x 16'1 plus 10'5 x 8'9 (3.15m x 4.90m plus 3.18m x 2.67m)
Fitted with a comprehensive range of modern wall, base and drawer units with contrasting worktops and breakfast bar, inset sink and drainer with mixer tap, halogen hob with illuminating extractor, fan assisted oven and built-in microwave, space for 'American' style larder fridge/freezer, two uPVC double glazed windows, radiator.

UTILITY

8'9 x 7'9 (2.67m x 2.36m)
Base and wall units with contrasting worktops, plumbing for washing machine and dryer.

DOWNSTAIRS TOILET

4'4 x 3'9 (1.32m x 1.14m)
White and chrome suite with low level WC, wash hand basin with vanity storage.

SUNROOM/DINING ROOM

9'3 x 19'7 (2.82m x 5.97m)
uPVC double glazed window, uPVC double glazed French doors opening onto the rear patio, Velux window, radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the front aspect, access to the loft, airing cupboard.

BEDROOM 1 (front)

12'8 x 11'1 (3.86m x 3.38m)
uPVC double glazed window to the front aspect, built-in wardrobes, radiator.

EN-SUITE

4'7 x 6'7 (1.40m x 2.01m)
White and chrome suite comprising of: walk-in shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled splashback, heated chrome towel rail, uPVC double glazed opaque window.

BEDROOM 2 (rear)

16'10 x 8'5 (5.13m x 2.57m)
uPVC double glazed window to rear, built-in wardrobes, radiator.

BEDROOM 3 (front)

10'8 x 8'2 (3.25m x 2.49m)
uPVC double glazed window to front, radiator.

BEDROOM 4 (rear)

8'7 x 8' (2.62m x 2.44m)
uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

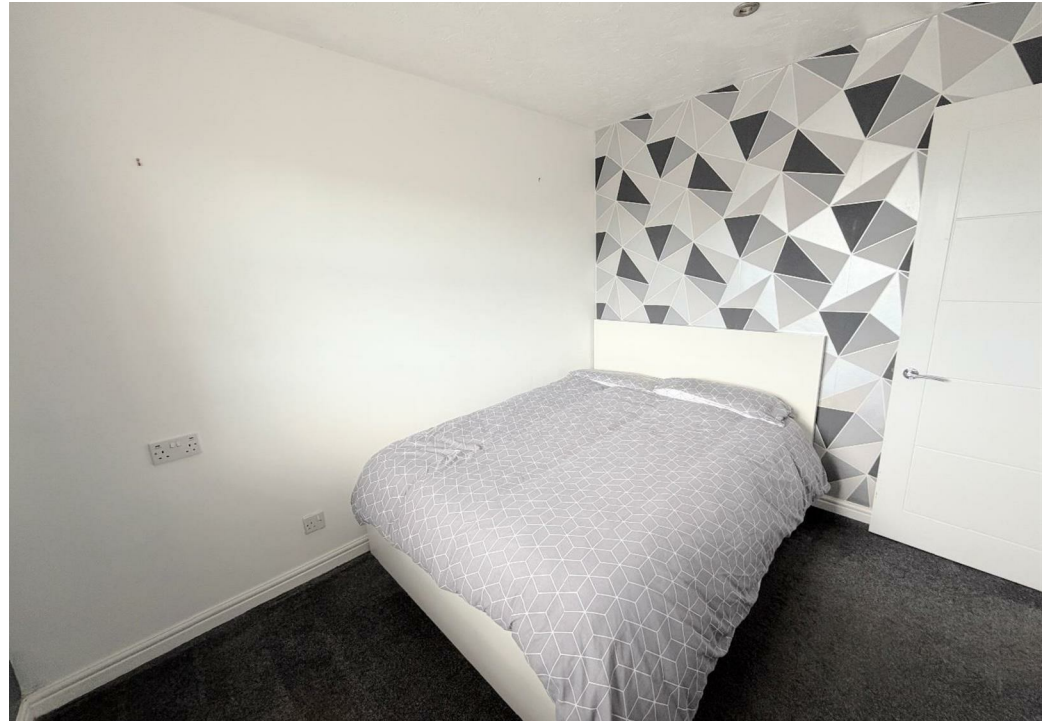
5'7 x 6'9 (1.70m x 2.06m)
White and chrome suite comprising of: panelled bath with shower over and glass shower screen, wash hand basin with vanity storage and low level WC; co-ordinated splashback, heated chrome towel rail, radiator, uPVC double glazed opaque window.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy and is not overlooked, ideal for outdoor entertaining, with raised decking areas, artificial turf and a sunny paved patio area. The open plan front garden is laid to lawn, with a tarmac and block paved driveway.

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1396 ft²
129.7 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.

GIRAFFE360

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		
England & Wales	73	78
	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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