



**Elwick Road, TS26 9PQ**  
**4 Bed - House - Detached**  
**£450,000**

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



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# Elwick Road Hartlepool TS26 9PQ

A most impressive FOUR BEDROOM detached property occupying a prime position on Rosebank, Elwick Road, with a generous landscaped, SOUTH FACING rear garden. The home features beautifully upgraded accommodation, ideal for family requirements with FOUR RECEPTION AREAS including lounge, dining room, garden room and study. An internal viewing comes recommended to appreciate the spacious, well proportioned and versatile accommodation on offer, with further benefits including a modern refitted kitchen, bathroom and en-suite. The home is warmed by gas central heating, features renewed uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the bay fronted lounge leads through to the dining room which links to both the garden room and kitchen/breakfast room. A useful utility room and study complete the ground floor, whilst to the first floor are four good sized bedrooms, all with built-in wardrobes, the master also benefitting from a modern en-suite shower room, the remaining bedrooms are served by the family bathroom which incorporates a four piece suite. Externally is an open plan, lawned front garden with a block driveway in front of the DOUBLE GARAGE allowing ample off street parking. The enclosed rear garden has been recently landscaped, enjoys a southerly aspect and a high degree of privacy, with hot tub and timber framed gazebo included. Rosebank is an exclusive cul-de-sac development off Elwick Road, with the home being situated amongst homes of a similar calibre.









## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screens, fitted with attractive Karndean flooring, oak staircase to the first floor with useful under stairs storage cupboard, coving to ceiling, radiator with cover included, double doors into the lounge.

### GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity drawers below, tiling to splashback, concealed WC with matching white gloss back and vanity area above, attractive tiled flooring, chrome heated towel radiator.

### STUDY

9'5 x 9'2 (2.87m x 2.79m)

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

### FAMILY LOUNGE

20' into bay x 12'5 (6.10m into bay x 3.78m)

A generous family lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset gas stove, fitted carpet, coving to ceiling, television point, two radiators, double doors with glazed inserts with matching side screens through to the dining room.

### DINING ROOM

12'5 x 11'2 (3.78m x 3.40m)

Ideally situated off the kitchen, whilst also providing access to the garden room via a glazed door, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

### GARDEN ROOM

14'10 x 8'2 (4.52m x 2.49m)

Currently used as an additional sitting room with attractive Karndean flooring, uPVC double glazed windows and uPVC double glazed French doors to the rear garden, television point, convector radiator, archway into kitchen.

### KITCHEN/BREAKFAST ROOM

18'2 x 8'6 (5.54m x 2.59m)

Refitted with a quality range of units to base and wall level with complementing work surfaces incorporating an inset single drainer sink unit with chrome mixer tap, built-in double oven with warming drawer, separate touch hob and extractor hood over, matching splashback, three drawer unit to base level, downlighting to eye level units, uPVC double glazed window to the rear aspect, part fitted with Karndean flooring, convector radiator, access to utility room.

### UTILITY ROOM

9'2 x 5' (2.79m x 1.52m)

Fitted with a range of matching units and worktop with matching splashback and incorporating an inset single drainer sink unit with mixer tap, recess with plumbing for washing machine, recess for tumble dryer, space for free standing fridge/freezer, integral door to the garage, single radiator.

## FIRST FLOOR

### LANDING

Accessed via turned oak staircase, fitted carpet, hatch to loft space, built-in storage cupboard, access to:

### BEDROOM ONE

14'5 x 12'5 excl wardrobes (4.39m x 3.78m excl wardrobes)

uPVC double glazed window to the front aspect, walk-in wardrobe, fitted carpet, single radiator, access to:

### EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, glass panelled sliding door and chrome shower, inset wash hand basin with chrome mixer tap and grey gloss vanity drawers below, concealed WC with matching grey gloss back and vanity area above, tiling to splashback, uPVC double glazed window to the front aspect, chrome heated towel radiator.

### BEDROOM TWO

11'8 x 10'7 (3.56m x 3.23m)

Mirror fronted sliding wardrobes, uPVC double glazed window looking out to the rear garden, fitted carpet, convector radiator.

### BEDROOM THREE

11' x 8'7 excl wardrobes (3.35m x 2.62m excl wardrobes)

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

### BEDROOM FOUR

9'9 x 9'4 excl wardrobes (2.97m x 2.84m excl wardrobes)

uPVC double glazed window to the front aspect, modern bespoke wall to wall wardrobes, fitted carpet, single radiator.

### BATHROOM/WC

Fitted with a modern four piece suite comprising: panelled bath with central chrome mixer tap, corner shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

### OUTSIDE

The property features a low maintenance, open plan lawned front garden, with a double width block paved driveway providing ample off street parking, whilst leading to the double garage. A gate to the side of the property leads through to the generous enclosed south facing rear garden which enjoys a high degree of privacy. The rear garden is attractively landscaped with lawn, pebbled and paved patio areas, with fenced boundaries, greenhouse, hot tub and timber framed gazebo included.

### DOUBLE GARAGE


17'4 x 17'1 (5.28m x 5.21m)

Accessed via remote controlled insulated roller door to the front, integral door from the utility room, double glazed composite door from the rear garden, uPVC double glazed window, lighting and power points, overhead storage space.

### NB

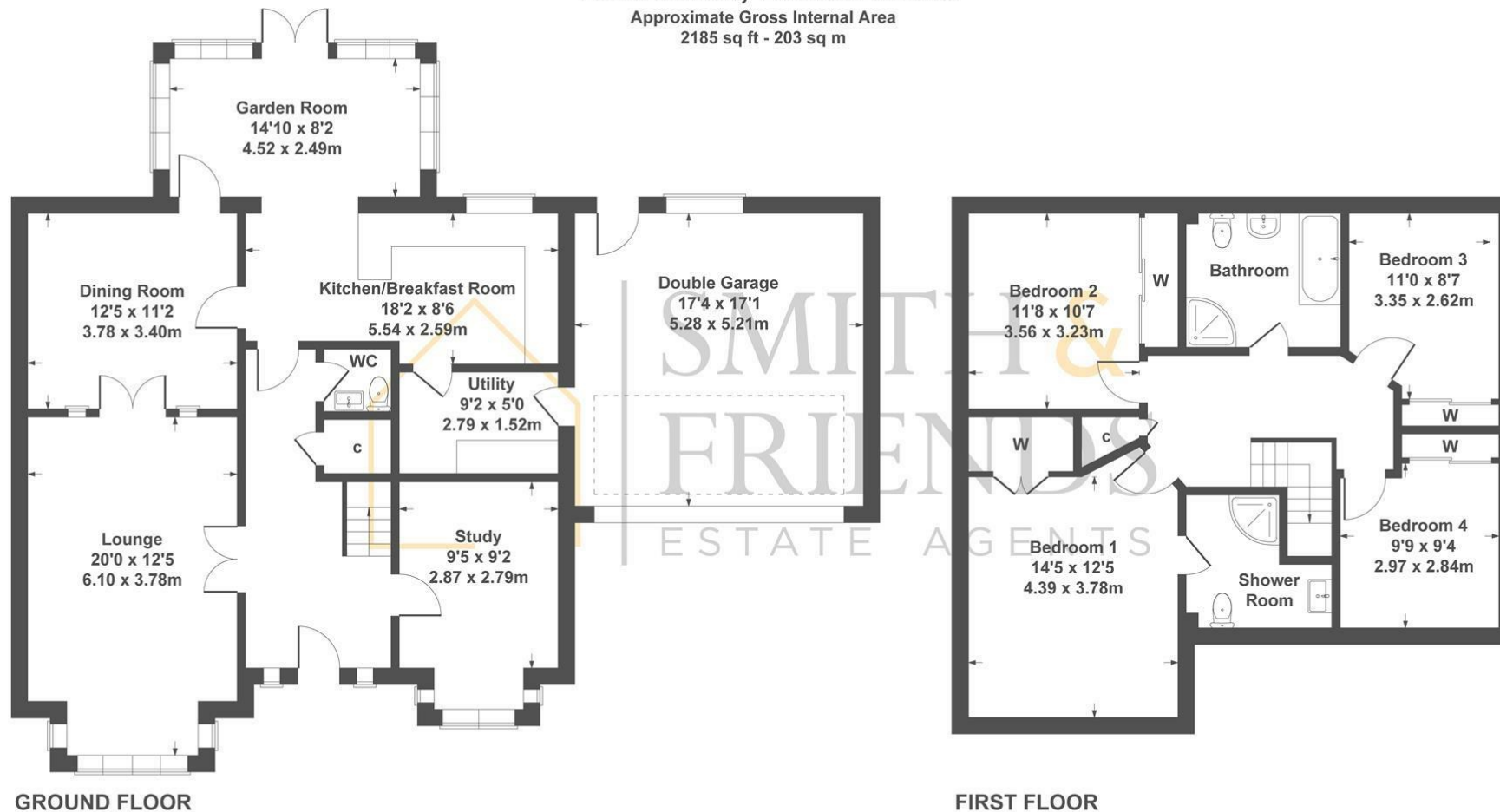
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 

# Rosebank, Elwick Road

Approximate Gross Internal Area  
2185 sq ft - 203 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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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