



Mayfair Gardens, TS26 0DT
4 Bed - House - Detached
£575,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: G



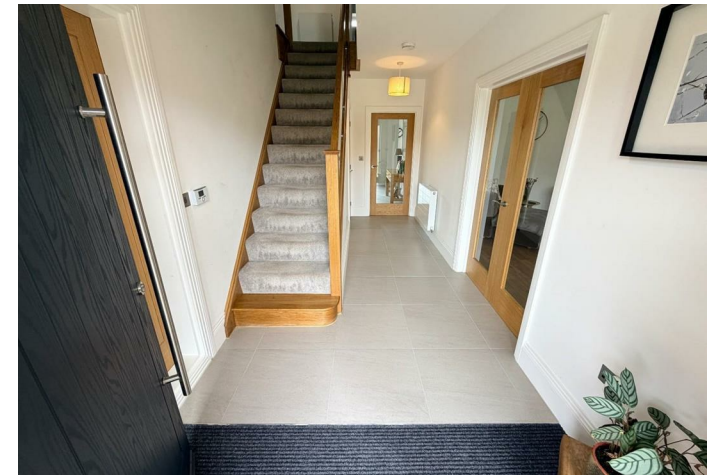
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Mayfair Gardens Hartlepool TS26 0DT

An impressive FOUR BEDROOM detached family home with integral double garage, occupying an enviable position on Mayfair Gardens, forming part of the exclusive Coniscliffe Rise development by Wynyard Homes. Built to the popular 'Swinley' design with tall, elegant windows to the front elevation, allowing a flow of natural light throughout the spacious and contemporary accommodation on offer. Built with comfort, style and convenience with further consideration for modern luxury, high end fixtures and fittings, tasteful decor and quality floor coverings. A perfect home for family requirements, set amongst similar high calibre homes on the prestigious West Park Estate in Hartlepool.

The layout comprises: welcoming entrance hall with stairs to the first floor and double doors into a generous formal lounge with picture window looking out over the front garden. The rear of the property provides expansive open family accommodation with snug/seating area, dining space, bi-fold doors to the rear garden and access into the fully fitted luxury kitchen with roof lantern and attractive views of the garden. A separate utility room and guest wash room complete the ground floor. To the first floor are four generously proportioned double bedrooms, with two luxury en-suites, each with double showers, and a fully fitted family bathroom which incorporates a four piece suite with separate bath and double shower.

Externally, the property sits proud, looking out over Mayfair Gardens with a low maintenance front, approached by a block paved driveway which allows secure parking and leads to the integral double garage with remote controlled access door. The rear garden features a large lawn, patio, fenced boundaries and gated access to the side. An internal viewing comes recommended to appreciate the combined space, quality of accommodation and location on offer.









GROUND FLOOR

ENTRANCE HALL

17'1 x 7'4 (5.21m x 2.24m)

A generous and welcoming entrance hall which is accessed via a composite entrance door with uPVC double glazed frosted side screen, attractive tiled flooring, oak staircase to the first floor with glass balustrading and useful under stairs storage cupboard, oak internal doors with a set of double doors opening to the lounge, integral door to the garage, modern wall mounted radiator.

FORMAL LOUNGE

20'10 x 12'2 (6.35m x 3.71m)

A generous family lounge which incorporates uPVC double glazed feature window to the front aspect, attractive 'oak' style flooring, wall mounted television point, two modern wall mounted radiators.

OPEN PLAN SNUG, SEATING & DINING AREA

13'5 x 23'3 (4.09m x 7.09m)

Offering an enviable space for entertaining family and friends, whilst incorporating uPVC double glazed bi-fold doors to the rear patio, attractive tiled flooring, two modern wall mounted radiators, archway through to:

LUXURY KITCHEN/BREAKFAST ROOM

14'3 x 12'5 (4.34m x 3.78m)

Fitted with a luxurious range of contrasting units to base and wall level with complementing granite worktops and matching splashback with an inset one and a half bowl stainless steel sink and modern mixer tap, built-in double oven with warming tray, separate four ring induction hob with extractor hood over, integrated dishwasher, island with breakfast bar area and storage, uPVC double glazed window looking out to the rear garden, additional uPVC double glazed feature window to the side aspect, attractive tiled flooring, roof lantern, downlighting, inset spotlighting to the ceiling, access to utility.

SEPARATE UTILITY ROOM

7'2 x 5'7 (2.18m x 1.70m)

Matching granite worktop, fitted unit, recess with plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, uPVC double glazed side door, attractive tiled flooring, modern wall mounted radiator, access to:

GUEST WASH ROOM/WC

4'6 x 6'4 (1.37m x 1.93m)

Fitted with a modern two piece suite comprising: wall mounted wash hand basin with central mixer tap, concealed WC with tiled back and vanity area above, attractive panelling to walls and tiling to floor, inset spotlighting and extractor to the ceiling, chrome heated towel radiator.

FIRST FLOOR

LANDING

6'3 x 13'10 (1.91m x 4.22m)

Built-in storage cupboard, fitted carpet, hatch to loft space, modern wall mounted radiator.

MASTER BEDROOM

14'1 x 14'6 (4.29m x 4.42m)

A generous master bedroom with uPVC double glazed feature window to the front aspect opening to a 'Juliet' style glass balcony, built-in part mirror fronted wardrobes with sliding doors and shelved storage area to the side, fitted carpet, wall mounted television point, modern wall mounted radiator.

EN-SUITE SHOWER ROOM/WC

5'4 x 10'4 (1.63m x 3.15m)

Fitted with a modern three piece suite comprising: double shower cubicle with chrome overhead shower and separate attachment, 'his & hers' wash hand basins with matching central mixer taps and vanity drawers below, concealed WC with dual flush and tiled back, vanity area above, large wall mounted vanity mirror, attractive tiling to splashback areas, uPVC double glazed window to the side aspect, inset spotlighting and extractor to the ceiling, chrome heated towel radiator.

BEDROOM TWO

15'1 x 11'5 (4.60m x 3.48m)

Built-in part mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, modern wall mounted radiator, access to:

EN-SUITE SHOWER ROOM/WC

4'11 x 11'2 (1.50m x 3.40m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, pedestal wash hand basin with central mixer tap, concealed WC with dual flush and vanity area above, large wall mounted vanity mirror, attractive tiling to splashback, inset spotlighting and extractor to the ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

BEDROOM THREE

11'6 x 14' (3.51m x 4.27m)

Built-in part mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, wall mounted television point, modern wall mounted radiator.

BEDROOM FOUR

9'6 x 15'5 (2.90m x 4.70m)

Built-in double wardrobe with sliding doors, two uPVC double glazed windows to the front aspect, fitted carpet, wall mounted television point, modern wall mounted radiator.

FAMILY BATHROOM/WC

10'5 x 7'8 (3.18m x 2.34m)

Featuring a beautiful four piece suite and chrome fittings comprising: panelled bath with central mixer tap, double shower cubicle with chrome frame, glass panelled sliding doors and overhead shower with separate attachment, wall mounted wash hand basin with central mixer tap, concealed WC with dual flush and vanity area above, large wall mounted vanity mirror, attractive tiling to splashback, inset spotlighting and extractor to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies an enviable position on Mayfair Gardens, set back with a block paved driveway, manicured lawn and gated access to the side. The generous rear garden is predominantly lawned with paved patio area, part brick and part fenced boundary. Storage is provided to both sides.

DOUBLE GARAGE

19' x 15'5 (5.79m x 4.70m)

Remote controlled door to the front, personal door from the side, integral door from the hall, lighting and power points.

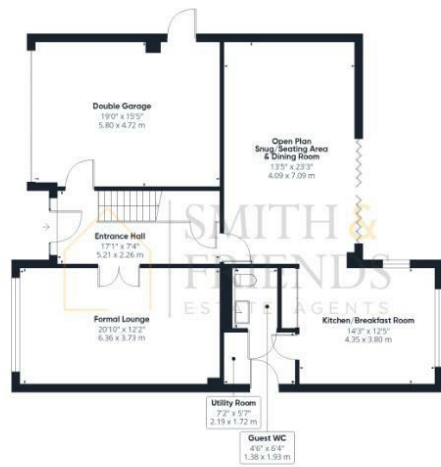
AREA/DEVELOPMENT

Coniscliffe Rise is located in the prestigious West Park area of Hartlepool, the edge of the development enjoys a rural setting, whilst the local area boasts a number of well regarded schools, including the conveniently situated West Park Primary. Park Drive Cricket Ground and Ward Jackson Park are within close proximity.

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⁾

2342 ft²
217.7 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	91
(69-80) C			
(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	

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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