



Owton Manor Lane, TS25 3AB
3 Bed - Bungalow - Detached
£330,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Owton Manor Lane Hartlepool TS25 3AB

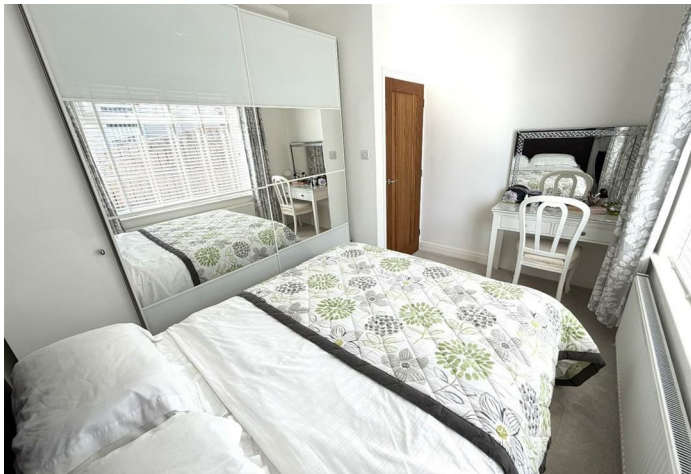
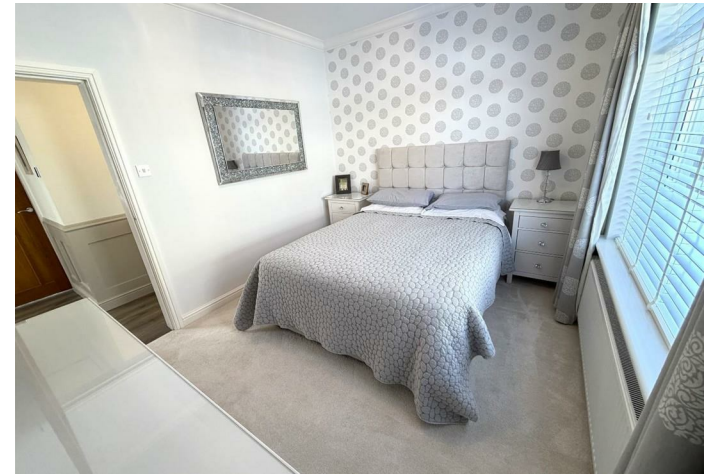
A beautifully upgraded and rarely available detached bungalow occupying a pleasant position with an extensive rear garden on a plot measuring approximately quarter of an acre. The bungalow offers generously extended and thoughtfully reworked accommodation, ideal for a wide variety of buyers with three bedrooms and two reception rooms. The stunning kitchen/diner offers an enviable place for entertaining family and friends, whilst further benefits include an impressive bathroom, gas central heating, uPVC double glazing, ample off street parking, garage, upgraded main roof, upgraded wiring and external summer room. An internal viewing comes recommended to appreciate the plot, quality of accommodation and upgrades on offer.

The full layout comprises: entrance vestibule, through to an open plan sitting room and study, with a deep inner entrance hall leading to the open plan kitchen/diner with useful utility area and access to a generous rear reception room with modern electric fire and patio doors to the rear garden. The hall provides further access to three good size bedrooms and the impressive family bathroom which features a four piece suite and chrome fittings with free standing bath and separate shower. A home with great flexibility and space throughout.

Externally the bungalow is set back from the road with a low maintenance front, allowing useful off street parking/hard standing space for a motorhome. A long driveway continues alongside the bungalow to the detached garage. The rear garden is beautifully landscaped with patio areas, extensive lawn, raised pond and external summer room. A great space for entertaining in the summer months. **VIEWING RECOMMENDED.**











ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door to the front, direct access into the open plan sitting and study room.

OPEN PLAN SITTING ROOM & STUDY AREA

24'2 x 14'2 (7.37m x 4.32m)

SITTING AREA

Large uPVC double glazed bay window to the front aspect, additional uPVC double glazed window to the side aspect, modern laminate flooring, inset spotlighting to the ceiling.

STUDY AREA

Additional uPVC double glazed bay window to the front aspect, matching laminate flooring, inset spotlighting to the ceiling, double radiator, walk-in storage cupboard.

GENEROUS INNER HALL

4'8 x 21'3 (1.42m x 6.48m)

A deep and inviting entrance hall with modern laminate flooring, upgraded internal doors, attractive panelling to walls with dado rail, coving to ceiling, fitted wall lights, radiator with cover included.

OPEN PLAN KITCHEN/DINING ROOM

21'6 x 13'1 (6.55m x 3.99m)

Fitted with an attractive range of base, wall and drawer units with complementing work surfaces and matching splashback incorporating an inset single drainer ceramic sink unit with chrome mixer tap, built-in electric double oven with matching microwave above, integrated dishwasher, downlighting to eye-level units, attractive grey 'brick' style tiling to splashback areas, matching island with an inset electric hob and glass fronted display cabinet below, modern laminate flooring, coving and inset spotlighting to the ceiling, uPVC double glazed windows to both sides, uPVC double glazed door to the rear garden, space for 'American' style fridge/freezer.

UTILITY AREA

3'10 x 4'8 (1.17m x 1.42m)

Matching units and worktop with plumbing below for washing machine, fitted shelving, panelled walls, matching laminate flooring.

REAR RECEPTION ROOM

17' x 11'10 (5.18m x 3.61m)

A good size rear reception room which offers beautiful views of the rear garden via double glazed patio doors, modern remote controlled electric fire, fitted carpet, wall mounted television point, coving to ceiling, double radiator.

BEDROOM ONE

9'10 x 11'11 (3.00m x 3.63m)

A good size master bedroom with uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, convactor radiator.

BEDROOM TWO

9'9 x 11'10 (2.97m x 3.61m)

uPVC double glazed window to the side aspect, fitted carpet, space for free standing wardrobes, convactor radiator.

BEDROOM THREE

10' x 8'10 (3.05m x 2.69m)

Currently used as a dressing room with space for free standing wardrobes, uPVC double glazed window to the side aspect, modern laminate flooring, single radiator.

BATHROOM/WC

8'8 x 9' (2.64m x 2.74m)

Fitted with an impressive four piece suite and chrome fittings comprising: free standing roll-top style bath with pillar mixer tap over and shower attachment, double shower cubicle with chrome frame, glass panelled sliding door and overhead shower, inset wash hand basin with central mixer tap and white gloss vanity drawers below, concealed WC with matching back and vanity area above, attractive grey 'brick' style tiling to splashback, illuminated wall mounted vanity mirror, uPVC double glazed window to the side aspect, extractor fan, coving and inset spotlighting to the ceiling, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant set back position on Owton Manor Lane, with a block paved area providing off street parking/hardstanding space, ideal for a motorhome. The front garden is enclosed by a brick boundary wall with a pebbled border. A long driveway running alongside the bungalow provides further off street parking and continues to the detached garage. The extensive and beautifully landscaped rear garden offers a great place for entertaining, with large block paved patio area, substantial lawn, additional patio area in front of the external summer room, raised pond and fenced boundaries. A large timber storage shed is included at the rear of the garden.

SUMMER ROOM

9'4 x 12'5 (2.84m x 3.78m)

uPVC double glazed French doors, uPVC double glazed windows, modern laminate flooring.

DETACHED GARAGE

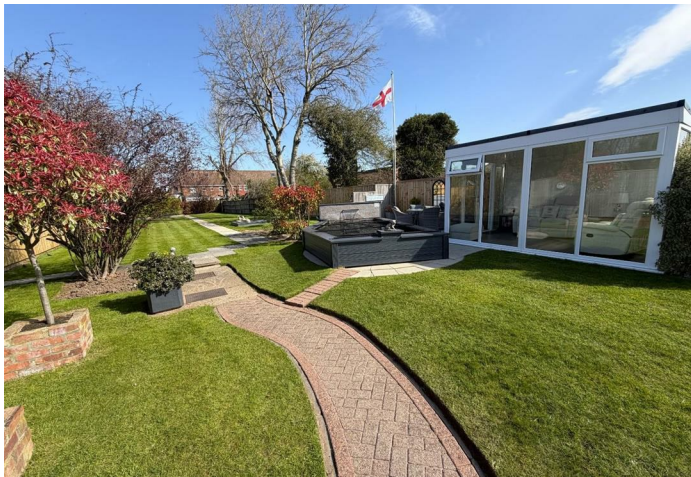
10'4 x 19'1 (3.15m x 5.82m)

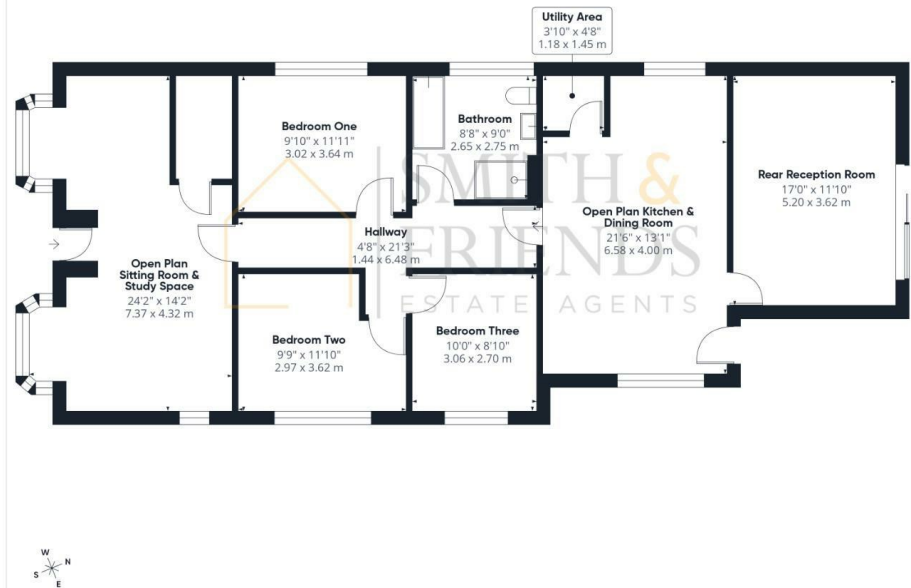
Accessed via an up and over door to the front, double glazed composite personal door from the rear garden, lighting and double socket.

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.







Approximate total area[®]
1312 ft²
121.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Ground Floor Building 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area[®]
1057 ft²
97.8 m²

Ground Floor Building 2



Approximate total area[®]
1957 ft²
181.7 m²

Ground Floor Building 3

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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS