

HILLCREST GROVE, ELWICK, HARTLEPOOL, TS27 3EH



- ▲ A Radically Creative & Seriously Impressive Dormer Style Semi Detached House
- ▲ So Much Larger Than Might First Be Anticipated with Around 1,200 Square Foot of Accommodation

- ▲ The Standard of Finish is of The Highest Order. Decorated & Finished with A Very Stylish Eye
- ▲ Very Nicely Positioned in Quiet Cul-De-Sac Surroundings at The North End of Elwick Village
- ▲ The Views from The Front Windows &

Offers in excess of £280,000

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Sometimes, external appearances can deceive when it comes to size and this wonderfully creative dormer style semi detached house certainly falls into that category.

To start with, the standard of the interior finish is of the highest order. The whole place has been decorated and styled with an incredibly tasteful eye. It's welcoming, comfortable, cared for and is as happy as a house can get.

It sits in a slightly elevated position in a very private, small cul-de-sac at the north end of Elwick Village. The views from the front are delightful and the rear bedroom window overlooks open farmland.

Very briefly, the accommodation comprises an entrance hall, large 24ft through lounge/dining room, kitchen, inner hallway with a really useful downstairs toilet and a rear sitting room which could be easily be used as bedroom number four or a home office if needs be. If you're struck by the temptation to create one huge kitchen/diner, we think it would be a relatively straightforward process in this house. All three first floor bedrooms are large doubles and there's a family bathroom with a fabulous modern white suite. The master bedroom is flooded with natural light courtesy of the patio doors which open onto a rear facing Juliet style

balcony overlooking the gardens up and down the close and open farmland beyond. It also has built-in wardrobes, a fabulous feature wall and shower room en-suite.

Outside, the gardens are neat and well kept. The rear garden is a particularly good size, laid predominantly to lawn and has a decked patio area. The herringbone pattern block paved driveway provides parking for several cars and it leads up to a detached single garage.

GROUND FLOOR

ENTRANCE HALL - UPVC entrance door with double glazed inserts and radiator.

THROUGH LOUNGE DINING ROOM - 7.32 (24')m x 4.57 (15')m in Living Area reducing to 2.24 (7'4")m in Dining Area

24'0 x 15'0 in Living Area reducing to 7'4 in Dining Area. With an attractive cream coloured surround, chrome LED spotlights, two radiators, two large UPVC double glazed windows overlook the front garden and UPVC double glazed front entrance door.

EAT-IN BREAKFAST KITCHEN - 3.28m x 2.29m (10'9" x 7'6")

TO VIEW: Tel: 01642 955140

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Attractive range of Maplewood style wall, drawer and floor cupboards, rolltop work surfaces and matching breakfast bar and co-ordinated ceramic tiled splash backs. Single drainer stainless steel one and a half bowl sink unit with mixer taps over, built-in stainless-steel electric oven and four ring ceramic hob with extractor hood over. Space for washing machine and fridge freezer.

INNER HALLWAY - Staircase to the first floor with a really useful cupboard below.

REAR SITTING ROOM/ADDITIONAL GROUND FLOOR BEDROOM - 4.11m x 2.9m (13'6" x 9'6")
With radiator.

CLOAKROOM/WC - With a white dual flush close couple WC, vanity wash hand basin with cabinet below, oart tiled walls and oak flooring.

FIRST FLOOR

LANDING - '

MASTER BEDROOM - 3.48m x 3.25m (11'5" x 10'8")
UPVC double glazed patio door opens onto a rear facing Juliet style balcony with fabulous views across the rear garden and across the bridleway to open farmland. Modern contemporary style upright radiator, built-in double wardrobe, engineered oak flooring and matching

engineered oak feature wall. Connecting door opens into En-Suite Shower Room.

EN-SUITE SHOWER ROOM - Fitted with a superb contemporary design white three-piece suite comprising double shower cubicle with thermostat mixer drench shower unit, vanity wash hand basin with cabinet below and dual flush close couple WC with concealed cistern. Co-ordinated part tiled walls, chrome towel radiator and chrome LED spotlights.

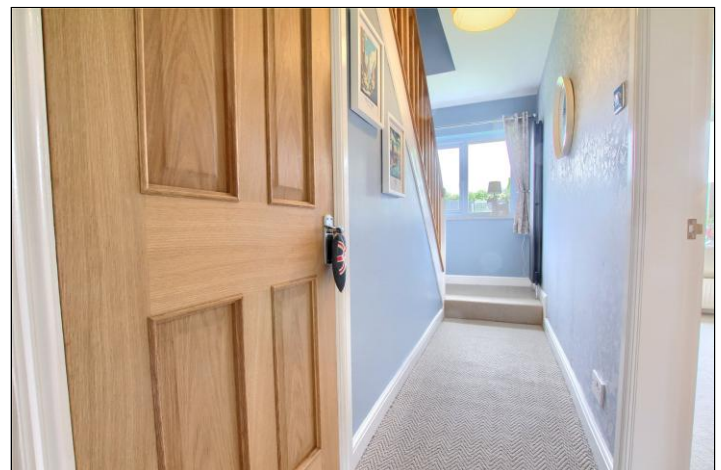
BEDROOM TWO - 3.38 (11'1")m x 2.97 (9'9")m increasing to 3.35 (11')m to include alcove
increasing to 11'0 to include alcove. Chrome LED spotlights and radiator.

BEDROOM THREE - 3.89m x 2.82m (12'9" x 9'3")
Radiator and eaves storage cupboard.

FAMILY BATHROOM - With a fabulous white three-piece suite comprising shower bath with thermostat mixer drench shower unit with glazed side screen and grain effect tiled splash backs, pedestal wash hand basin and close couple WC. White upright radiator with chrome towel rail attachment.

EXTERNALLY

GARDENS - The pretty open plan front garden has a shaped lawn and colourful nicely planted flowerbeds. Side access leads to a good-sized, well turned out rear garden trimmed



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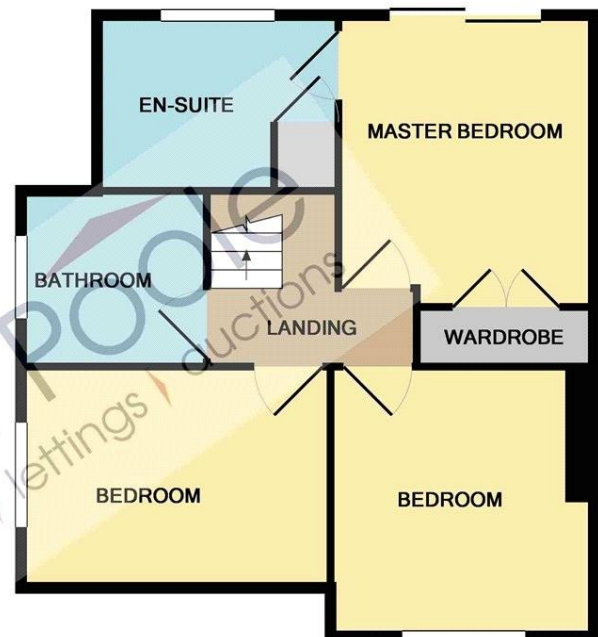


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GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 567 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1272 SQ.FT. (118.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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