



Silverwood Close, Clavering, TS27 3QF
2 Bed - Bungalow - Detached
£225,000

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



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A stunning two bedroom detached bungalow which provides deceptively spacious living accommodation. Having been tastefully upgraded and extended the bungalow occupies a pleasant position and is not directly overlooked to the front or rear. The home has a number of pleasing features including a refitted four piece family bathroom and stunning kitchen. Briefly comprising: 'L' shaped entrance hall, comfortable lounge with feature media wall, superbly refitted kitchen which opens into the conservatory with bi-fold doors opening onto the rear patio. The luxurious four piece family bathroom serves the two double bedrooms. Externally, the enclosed rear garden has been landscaped for easy maintenance. The stunning patio area is sure to be a suntrap in the summer months, with a well maintained lawn and mature shrubs, making this an ideal place for outdoor entertaining. The open plan front garden is laid to lawn, with a good size driveway to the side leading to the single detached garage.

ENTRANCE HALL

10'4 x 4' (3.15m x 1.22m)

Composite door, radiator, loft access.

LOUNGE

10'1 x 17'9 (3.07m x 5.41m)

uPVC double glazed window to front, media wall, radiator.

BEDROOM (front)

10'4 x 10' (3.15m x 3.05m)

uPVC double glazed window to front, radiator.

BEDROOM (rear)

10'2 x 12'11 (3.10m x 3.94m)

uPVC double glazed sliding patio doors opening into the conservatory, fitted wardrobes, radiator.

FAMILY BATHROOM/WC

6'7 x 8'9 (2.01m x 2.67m)

Modern four piece white and chrome suite with panelled bath, separate shower cubicle with thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

KITCHEN

10'4 x 9'3 (3.15m x 2.82m)

Stunning fitted kitchen with a comprehensive range of wall, base and drawer units with contrasting worktop, inset sink and drainer with mixer tap, gas hob, illuminating extractor and fan assisted oven; other appliances include: washing machine, dishwasher, fridge and freezer; uPVC double glazed window, Velux window and opening into the conservatory.

CONSERVATORY

16'9 x 7'1 (5.11m x 2.16m)

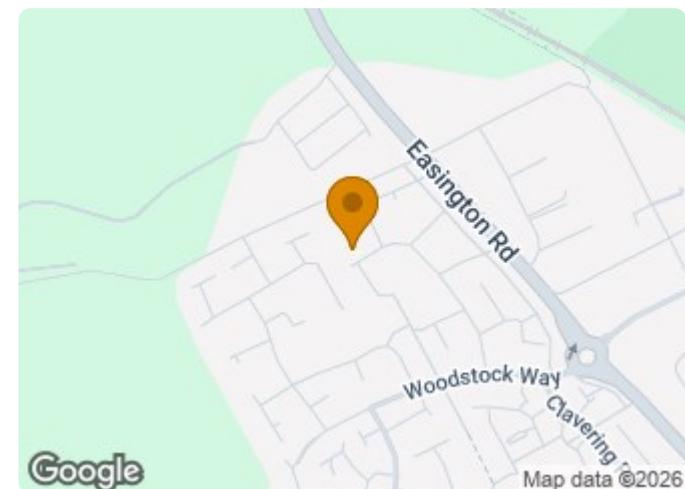
Bi-fold doors opening onto the rear patio, radiator.

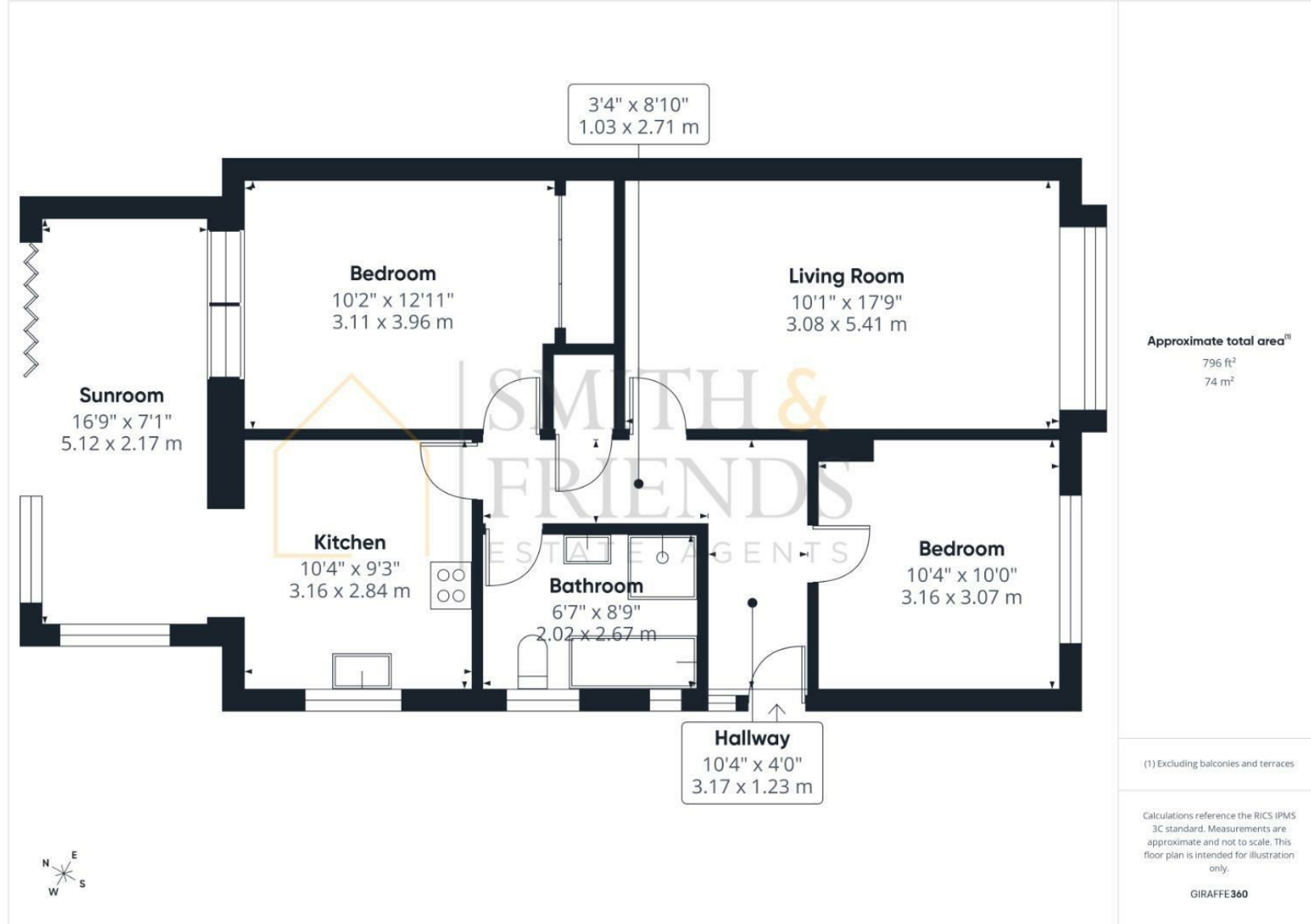
EXTERNALLY

The enclosed rear garden has been landscaped for easy maintenance. The stunning patio area is sure to be a suntrap in the summer months, with a well maintained lawn and mature shrubs, making this an ideal place for outdoor entertaining. The open plan front garden is laid to lawn, with a good sized driveway to the side leading to the SINGLE DETACHED GARAGE.

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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