

Fontburn Close, Elwick Grove, TS26 0ZR
4 Bed - House - Detached
£395,000

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

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Fontburn Close
Elwick Grove Hartlepool TS26 0ZR

A beautifully presented FOUR BEDROOM detached home occupying a prime, set back position in the corner of Fontburn Close, within the exclusive Elwick Grove development. Built by Bellway to the much admired and rarely available ‘Pine’ design, this impressive property offers spacious and versatile accommodation, including a superb open plan kitchen/diner/family room, two separate reception rooms and en-suite facilities to two bedrooms.

Tastefully decorated throughout, the home combines quality fixtures and fittings with a range of upgrades, creating an ideal setting for modern family living. Further benefits include gas central heating, uPVC double glazing, an alarm system and CCTV. An internal viewing is highly recommended to appreciate the accommodation and generous plot on offer.

The welcoming entrance hall features stairs to the first floor and access to a modern guest cloakroom/WC. A generous lounge provides a comfortable space to relax, while a separate study offers flexibility as an additional reception room. The superb open plan kitchen/diner/family room offers an enviable space for entertaining, overlooks the rear garden and provides access to a useful utility room. To the first floor are four good size bedrooms, with fitted wardrobes to bedrooms one and two. The principal bedroom benefits from a luxurious en-suite bathroom incorporating a four-piece suite, while bedroom two enjoys a modern en-suite shower room. The remaining bedrooms are served by the family bathroom.

Externally, the property occupies a larger than average plot, with a block paved driveway and double garage to the front. The generous rear garden features a substantial lawn and a small patio, alongside additional land to the side offering excellent potential. Elwick Grove is a select development conveniently situated close to well regarded schools, including West Park Primary School and High Tunstall College.





































GROUND FLOOR

ENTRANCE HALL
16'2 x 6'5 (4.93m x 1.96m)
Accessed via composite entrance door with uPVC double glazed frosted side screen, fitted with attractive flooring, staircase to the first floor with fitted carpet and under stairs storage, single radiator, access to:

GUEST CLOAKROOM/WC
Fitted with a modern two piece suite comprising: wash hand basin with mixer tap and tiled splashback, concealed WC with dual flush and vanity area above, matching flooring, extractor fan, chrome heated towel radiator.

FAMILY LOUNGE
15'3 x 11'5 (4.65m x 3.48m)
A spacious family lounge with uPVC double glazed window to the front aspect, fitted carpet, double radiator.

STUDY/RECEPTION ROOM
12'1 x 9' (3.68m x 2.74m)
Offering a variety of uses, with attractive flooring, uPVC double glazed window to the front aspect, double radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN/DINING AREA
10'6 x 18'11 (3.20m x 5.77m)
The kitchen is fitted with a quality range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces with a matching splashback, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with separate induction hob and extractor hood over, integrated dishwasher and fridge/freezer, downlighting to eye-level units, kickboard lighting, uPVC double glazed feature window, uPVC double glazed French doors from the dining area into the rear garden, attractive flooring, inset spotlighting to the ceiling, double radiator.

SITTING AREA
13'10 x 8'11 (4.22m x 2.72m)
Additional uPVC double glazed feature window, matching flooring, inset spotlighting to the ceiling, wall mounted television point, additional radiator.

UTILITY ROOM
4'2 x 6'4 (1.27m x 1.93m)
A useful utility room with fitted base units, matching worktop and splashback, recess with plumbing for washing machine, wall mounted Ideal Logic gas central heating boiler, uPVC double glazed window to the side aspect, single radiator.

FIRST FLOOR

LANDING
Fitted carpet, hatch to loft space, storage cupboard with recently replaced hot water tank, hatch to loft space, single radiator, access to:

BEDROOM ONE
16'5 x 11' (5.00m x 3.35m)
A good size master bedroom with modern sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator, access to:

EN-SUITE BATHROOM/WC
10'9 x 6'3 (3.28m x 1.91m)
A luxurious en-suite bathroom which incorporates a four piece suite with panelled bath and mixer tap, double cubicle with chrome overhead shower, chrome frame and glass panelled sliding door, pedestal wash hand basin with central mixer tap, concealed WC with dual flush and vanity area above, inset spotlighting and extractor fan to the ceiling, attractive tiling to splashback, being full height to shower level, chrome heated towel radiator.

BEDROOM TWO
10'7 x 11' (3.23m x 3.35m)
uPVC double glazed window overlooking the rear garden, modern fitted wardrobes, fitted carpet, single radiator, access to:

EN-SUITE SHOWER ROOM/WC
3'9 x 7' (1.14m x 2.13m)
Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome overhead shower, chrome frame and glass panelled sliding door, pedestal wash hand basin with central mixer tap, concealed WC with dual flush and vanity area above, inset spotlighting and extractor fan to the ceiling, attractive tiled splashback, being full height to shower level, uPVC double glazed window to the side aspect, chrome heated towel radiator.

BEDROOM THREE
14'9 x 9'1 (4.50m x 2.77m)
uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM FOUR
12'3 x 8'3 (3.73m x 2.51m)
Currently used as a dressing room, with uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

FAMILY BATHROOM/WC
6'8 x 5'6 (2.03m x 1.68m)
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap, pedestal wash hand basin with central mixer tap, close coupled WC, tiling to splashback, inset spotlighting and extractor fan to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY
The property occupies a pleasant set back position on Fontburn Close, with a low maintenance open plan lawned front garden. The property is approached by a double width block paved driveway allowing useful off street parking to two cars in front of the double garage, storage is provided to the side and rear of the garage. A gate leads through to the enclosed rear garden enjoying a high degree of privacy, with a substantial lawn, patio area and fenced boundaries. There is additional space to the side of the property providing further potential.

DOUBLE GARAGE
17'9 x 16'8 (5.41m x 5.08m)
Twin up and over access doors, lighting, sockets and overhead storage.

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.





















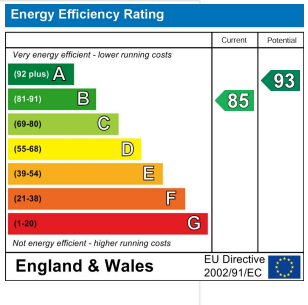
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area(1)

1829 ft²

169.9 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.

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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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