



Egerton Road, West Park, TS26 0BN
4 Bed - House - Detached
£599,950

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



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Egerton Road

West Park Hartlepool TS26 0BN

Individually designed and built, this exceptional four bedroom detached dormer bungalow is positioned on a huge plot in the highly desirable location of West Park, within walking distance to Ward Jackson park, Park Drive cricket ground and excellent schools, having been significantly upgraded. The internal layout briefly comprises of: fabulous entrance hallway with oak staircase to first floor landing, guest cloakroom, utility, formal bay fronted lounge with stunning feature brick chimney, wooden mantle and cast iron log burner. The stunning 'L' shaped dining kitchen has a superb range of wall, base, glass fronted, curved, dresser and drawer cabinets, contrasting marble counter tops and breakfasting central island, inset ceramic Belfast sink with chrome mixer tap, built-in 'Aga' oven with illuminating extractor, space for 'American' style larder fridge, integrated wine cooler and dishwasher. The triple aspect garden room is an ideal second reception room. The ground floor bedrooms are serviced by a beautiful four piece 'Jack 'n' Jill' en-suite, (bedroom three has a walk-in wardrobe). From the first floor landing are a further two double bedrooms, both with ample built-in storage and stunning en-suites.

Externally, to the rear and side are beautifully landscaped gardens with stunning Indian sandstone patio, feature box ball hedges, chipping planted with ornamental grasses, established trees and shrubs, cobblestones, pergola with established greenery, raised sleeper vegetable pot beds, fully heated summerhouse with electric power, a stunning space to enjoy and entertain. On entering the electric gated front garden you are welcomed by the imposing facade, lawned garden, established well manicured shrubs and hedges, huge driveway and double integral garage.











GROUND FLOOR

ENTRANCE HALLWAY

Oak entrance door, wood flooring, oak staircase to first floor landing, radiator, access to the double garage.

DOWNSTAIRS TOILET

White and chrome suite, wash hand basin with vanity storage and low level WC; uPVC double glazed window, radiator.

UTILITY

Base and wall units with matching worktops, plumbing for washing machine and dryer.

LOUNGE

20'4 x 17'4 (6.20m x 5.28m)

uPVC double glazed window and bay window to front, multi-fuel fire with brick chimney and oak mantle, solid wood flooring, radiator.

DINING KITCHEN

30'4 x 19'11 (9.25m x 6.07m)

DINING AREA: uPVC double glazed French doors opening onto the rear garden, radiator.

KITCHEN AREA: fitted with a comprehensive range of cream wall, base and drawer units with contrasting granite work surfaces and centre island, Belfast sink with mixer tap, built-in 'Aga' oven with lighting above, space for 'American' style Larder fridge, other integrated appliances including dishwasher and wine fridge; uPVC double glazed French doors opening onto the rear garden.

GARDEN ROOM

21'10 x 11'7 (6.65m x 3.53m)

Triple aspect with two sets of uPVC double glazed French doors and a further uPVC double glazed window, 'log burner' effect gas fire, radiator.

BEDROOM 3

20'8 x 19'8 (6.30m x 5.99m)

uPVC double glazed window to rear, radiator.

WALK-IN WARDROBE

Fitted with rails, drawers and storage accessories.

'JACK 'N' JILL' EN-SUITE

11'1 x 9' (3.38m x 2.74m)

Four piece white and chrome suite with panelled bath, separate corner shower, wash hand basin with vanity storage and low level WC; heated chrome towel rail, uPVC double glazed window.

BEDROOM 4

15'7 x 10'7 (4.75m x 3.23m)

uPVC double glazed window, radiator.

FIRST FLOOR

LANDING

uPVC double glazed window.

BEDROOM 1 (first floor)

18'5 x 14'2 (5.61m x 4.32m)

uPVC double glazed bay window, two Velux windows, walk-in wardrobe, extra eaves storage, radiator.

EN-SUITE

9'8 x 7'7 (2.95m x 2.31m)

Four piece white and chrome suite with double ended bath, separate shower, wash hand basin and low level WC; co-ordinated tiled walls, heated chrome towel rail, two Velux windows.

BEDROOM 2 (first floor)

21'11 x 9'1 (6.68m x 2.77m)

uPVC window and Velux window, built-in wardrobes, extra eaves storage, radiator.

EN-SUITE

6'11 x 5'0 (2.11m x 1.52m)

White and chrome suite with corner shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls and flooring, heated chrome towel rail, Velux window.

EXTERNALLY

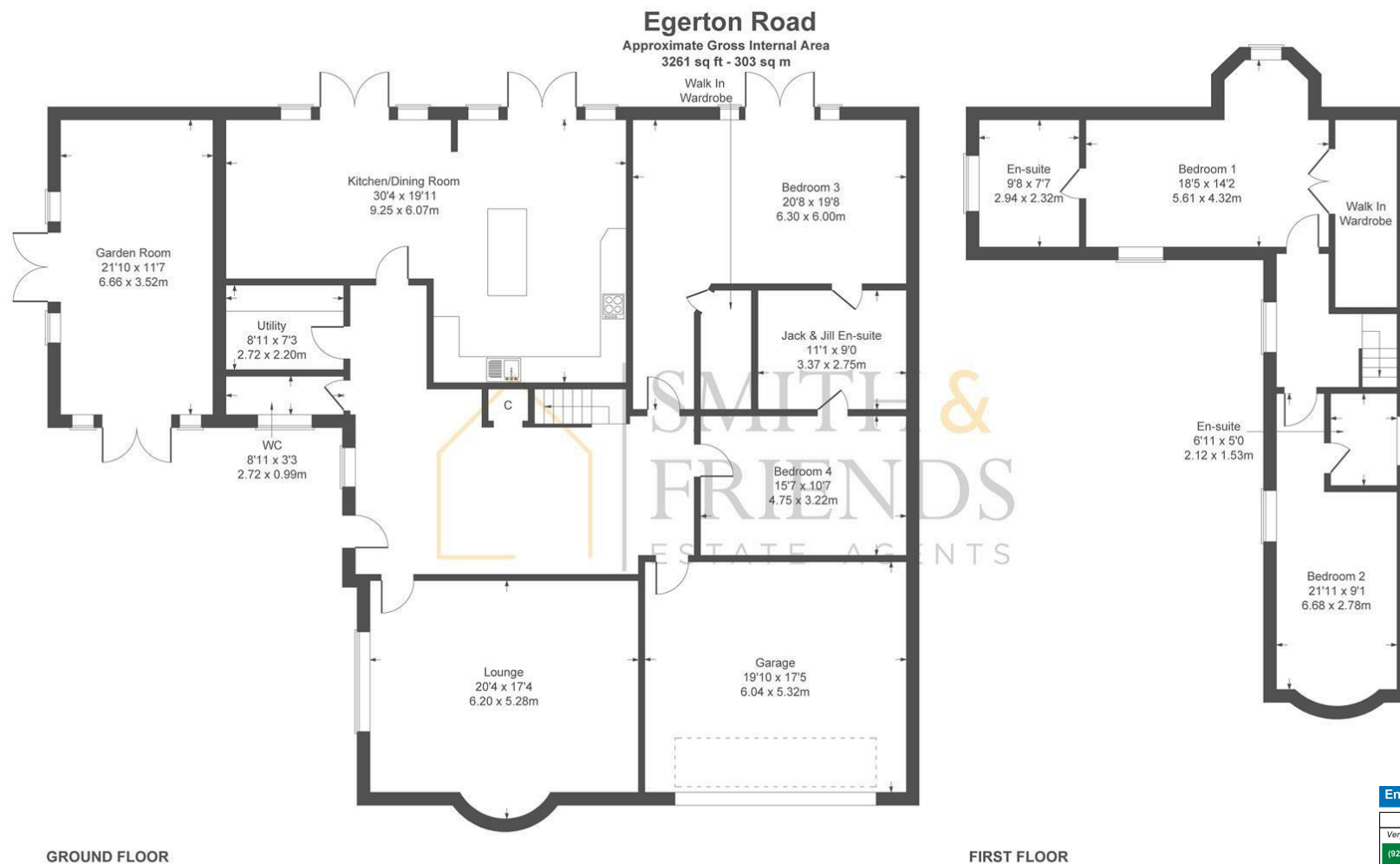
To the rear and side are beautifully landscaped gardens with stunning Indian sandstone patio, feature box ball hedges, chipping planted with ornamental grasses, established trees and shrubs, cobblestones, pergola with established greenery, raised sleeper vegetable pot beds, fully heated SUMMERHOUSE with electric power, a stunning space to enjoy and entertain. On entering the electric gated front garden you are welcomed by the imposing façade, lawned garden, established well manicured shrubs and hedges, huge driveway and DOUBLE INTEGRAL 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	74
	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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