



**Hampstead Gardens, HARTLEPOOL TS26 0LX**

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## **Hampstead Gardens, HARTLEPOOL**

Set within a quiet cul-de-sac in the sought after Tunstall Park area of Hartlepool, this impressive, detached home offers a sense of space and comfort ideal for family life. Built by Yuill Homes to the rarely available Elvaston design.

### **Auctioneer's Comments**

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### **Entrance Hallway**

Accessed via a double glazed door, laminate flooring, coved cornicing, radiator, staircase to first floor, doors leading to all principle rooms, dado rail, double wooden and glass doors leading to lounge to the front, personnel door leading into:-

### **Double Garage**

Power, light, automatic remote controlled roller shutter doors.

### **Lounge**

12' 6" maximum x 20' 3" maximum into bay window ( 3.81m maximum x 6.17m maximum into bay window ) double glazed bay window to front, 2 radiators, inglenook style fireplace with seating, brick surround, tiled hearth and small windows either side, feature downlighting, coved cornicing, dado rail.

### **Dining Room**

13' 6" x 10' 9" ( 4.11m x 3.28m ) Versatile room that could be used as a family room, double glazed window to rear, radiator, coved cornicing, dado rail, feature central light, door leading into garden room and double doors leading back through to:-

### **Kitchen/Diner**

24' 1" x 10' ( 7.34m x 3.05m ) Space for dining table, radiator, laminate flooring, double wooden and glass doors leading into garden room, range of wall and base units with contrasting working surfaces, tiled splashback, 1.1/2 stainless steel sink/drainers with swan neck mixer tap, double glazed window to rear, wine rack, integrated dishwasher, inset electric double oven, 4 ring gas hob, tiled splashback, spotlights, door leading into:-

### **Utility Area**

5' 7" x 6' 8" ( 1.70m x 2.03m ) Matching base units to the kitchen with a working surface and tiled splashback, wall mounted Baxi combination boiler, stainless steel sink/drainers with mixer tap, radiator, laminate flooring.







### **Garden Room**

8' 5" x 18' ( 2.57m x 5.49m )

Could also be used as a dining room, sloped roof, double glazed windows to front and both sides, french doors leading onto the garden, radiator, wood panelled roof, 2 radiators.

### **Guest Cloakroom**

Vinyl flooring, radiator, extractor fan, spotlights to ceiling, low level low flush WC, wash hand basin with tiled splashback.

### **First Floor Landing**

Loft hatch access, dado rail, doors leading to all principle rooms, built in storage cupboard housing the hot water tank.

### **Bedroom 1**

13' 7" excluding entrance lobby x 13' 2" excluding entrance lobby ( 4.14m excluding entrance lobby x 4.01m excluding entrance lobby )

Double glazed window to front, radiator, 3 door built in wardrobes x 2 with downlights.

### **En Suite**

Well appointed, double glazed window to side, radiator, part tiled walls, vinyl floor, panelled bath with mixer tap and handheld shower attachment, low level low flush WC, wash hand basin, radiator, double shower cubicle with handheld attachment and tiled surround.

### **Bedroom 2**

15' 7" maximum x 11' ( 4.75m maximum x 3.35m )

Double glazed window to rear, radiator, 2 door built in wardrobes x 2.

### **En Suite**

Velux skylight window to rear, vinyl flooring, wash hand basin on a vanity unit with tiled surround, feature downlights, low level low flush WC, radiator, shower cubicle with tiled surround and handheld shower attachment, extractor fan.

### **Family Bathroom**

Velux skylight window to rear, spotlights, extractor fan, vinyl flooring, radiator, part tiled walls, fully tiled in the shower, double shower cubicle with handheld attachment, low level low flush WC, panelled bath with mixer tap and handheld attachment, pedestal wash hand basin.

### **Bedroom 3**

11' maximum x 10' maximum ( 3.35m maximum x 3.05m maximum )

Double glazed window to rear and side, radiator, 2 door built in wardrobe.

### **Bedroom 4**

7' 7" maximum x 15' 3" ( 2.31m maximum x 4.65m )

Double glazed window to front and side, radiator, built in storage cupboard in the eaves, 2 door built in storage cupboard.

### **Bedroom 5**

15' maximum x 9' 2" ( 4.57m maximum x 2.79m )

Double glazed window to front, 2 built in storage cupboards in the eaves, radiator, 2 door built in storage cupboard.

### **Externally**

### **Front Garden**

Double width driveway for approximately 4 cars which leads to the double garage, open plan lawned area.

### **Rear Garden**

Fence enclosed, predominately laid to lawn, 2 Indian sandstone patio areas, garden wraps around the side and gives access to the front of the property.



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## Hampstead Gardens, HARTLEPOOL

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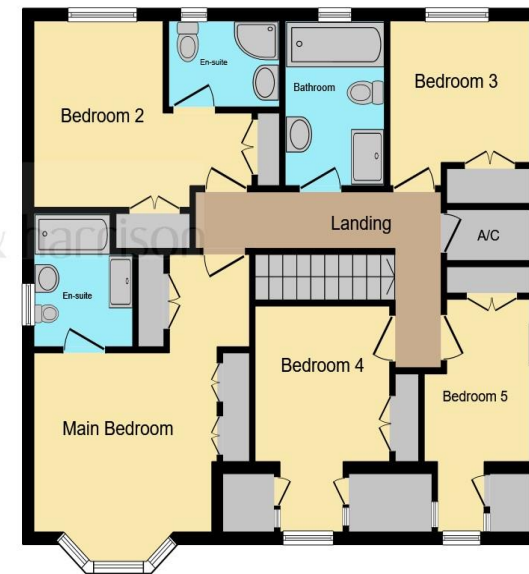
Tenure: Freehold EPC Rating: D  
Council Tax Band: G

guide price

**£375,000**



**Ground Floor**



**First Floor**

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