



Wayfarer Meadows, Hartwell Park, TS27 3FD
4 Bed - House - Detached
£305,000

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



Wayfarer Meadows Hartwell Park, Hartlepool, TS27 3FD

A stunning FOUR BEDROOM detached family home which occupies a favourable position on the modern Hartwell Park development in Hartlepool. This spacious and attractively presented home offers accommodation ideal for family requirements, with large bedrooms and a beautiful open plan kitchen/diner/family room. Built to the popular 'Cutler' design by Bellway Homes, whilst being complemented by quality fixtures and fittings throughout and a number of attractive upgrades. Builders NHBC warranty included.

The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: inviting entrance hall with stairs to the first floor, useful guest cloakroom/WC, front lounge, open plan kitchen/diner/family room offering an enviable place for entertaining family and friends. To the first floor are four large bedrooms, bedrooms one, two and three benefitting from beautiful fitted wardrobes, the master with modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings.

Externally are beautifully landscaped gardens with a low maintenance front, double driveway and generous integral garage with upgraded electric roller door. The south westerly aspect rear garden offers an enviable place for entertaining family and friends with an attractive blend of stoned tiled patio, pathways and lawn. The Hartwell Park development is located close to Hart Village with easy access to the A19, Hartlepool Town Centre and only a short drive from Hartlepool's beautiful coastline. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

18'1 x 6'7 (5.51m x 2.01m)

A spacious entrance hall which is accessed via double glazed high security 'Endurance' entrance door (with lifetime warranty), uPVC double glazed frosted side screen, attractive flooring, spindled staircase to the first floor with fitted carpet and under stairs storage area, convector radiator, integral door to the garage, access to:

GUEST CLOAKROOM/WC

5'4 x 2'11 (1.63m x 0.89m)

Fitted with a two piece white suite comprising: wash hand basin with central mixer tap and vanity stand below, concealed WC with dual flush and vanity area above, attractive tiling to splashback, matching flooring, extractor fan, convector radiator.

FRONT LOUNGE

15'9 x 10' (4.80m x 3.05m)

A comfortable family lounge with uPVC double glazed window to the front aspect, fitted carpet, television point, convector radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

10'1 x 27'6 (3.07m x 8.38m)

An enviable place for entertaining family and friends which spans the full rear aspect creating a generous family space filled with an abundance of natural light.

KITCHEN/DINING AREA

Fitted with a beautiful range of units to base and wall level with curved rose gold handles and complementing work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave oven above, separate four ring induction hob with extractor hood over, brushed stainless steel splashback, attractive 'brick' style tiling to additional splashback areas, integrated appliances include fridge/freezer and dishwasher, recess with plumbing for washing machine, downlighting to eye-level units, further lighting to kickboards, uPVC double glazed window to the rear aspect, attractive flooring, inset spotlighting to the ceiling, dining space with convector radiator.

SITTING AREA

Matching flooring, uPVC double glazed French doors with matching side screens to the rear garden, television point, convector radiator.

FIRST FLOOR

LANDING

Two built-in storage cupboards, fitted carpet, hatch to loft space, convector radiator.

BEDROOM ONE

13'9 x 10' (4.19m x 3.05m)

A generous master bedroom with wall to wall bespoke wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

4' x 7' (1.22m x 2.13m)

Fitted with a beautiful three piece suite and chrome fittings comprising:

double shower cubicle with chrome frame and glass panelled sliding door, wash hand basin with central mixer tap and vanity stand below, concealed WC with dual flush and vanity area above, attractive tiling to splashback, being full height to shower level, inset spotlighting and upgraded Cyclone 8 extractor to ceiling (with 7 year warranty), uPVC double glazed frosted window to the front aspect, convector radiator.

BEDROOM TWO

13'9 x 10'1 (4.19m x 3.07m)

A large second bedroom with uPVC double glazed window to the front aspect, bespoke fitted wardrobes, fitted carpet, convector radiator.

BEDROOM THREE

11'6 x 10' (3.51m x 3.05m)

uPVC double glazed window to the rear aspect, bespoke fitted wardrobes, fitted carpet, convector radiator.

BEDROOM FOUR

7'9 x 10'3 (2.36m x 3.12m)

Currently used as a home office with built-in storage cupboard/wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

7'2 x 6'8 (2.18m x 2.03m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, wall mounted wash hand basin with central mixer tap, concealed WC with dual flush and vanity area above, attractive tiling to splashback, being full height to the bath area, inset spotlighting and upgraded Cyclone 8 extractor to ceiling (with 7 year warranty) to the ceiling, uPVC double glazed frosted window to the rear aspect, tall chrome heated towel radiator.

EXTERNALLY

The property features an attractively landscaped front and rear garden, the front garden should prove to be low maintenance with a raised planted area, pebbled border with block paving. A double driveway provides useful off street parking and leads to the garage. A gate to the side leads through to the enclosed rear garden with a blend of stone patio and pathways with central lawn and gravelled border. The enclosed rear garden enjoys a south west facing aspect, meaning it should prove to be a suntrap in the summer months.

LARGE INTEGRAL GARAGE

19'11 x 10'2 (6.07m x 3.10m)

Accessed via an upgraded thermal remote controlled roller door to the front (with 7 year warranty), integral door from the entrance hall, lighting and power points, wall mounted gas central heating boiler.

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



Floor 1

Approximate total area⁽¹⁾

1425 ft²
132.5 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS