



**Greywood Close, Clavering, TS27 3QJ**  
**4 Bed - House - Detached**  
**£250,000**

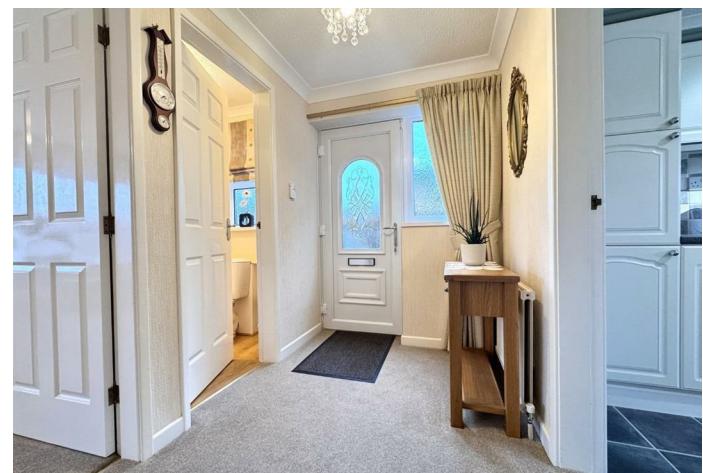
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## Greywood Close Clavering, Hartlepool, TS27 3QJ

\*\*\* NO CHAIN INVOLVED \*\*\* An impressive FOUR BEDROOM detached property occupying a pleasant, tucked back position on Greywood Close in a popular part of Clavering with generous surrounding gardens, ample off-street parking, garage and workshop. An ideal purchase for family requirements, with a spacious layout which features two reception rooms and a conservatory extension to the rear. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance hall with access to a useful guest cloakroom/WC, generous front lounge, rear reception room/dining room, conservatory, kitchen/breakfast room, four bedrooms and shower room which incorporates a three piece suite and chrome fittings. Externally is a lawned front garden, with a driveway running alongside the property leading to the garage with storage and attached workshop. The extensive rear and side garden offer a great opportunity to further enhance/extend (subject to planning). The overall plot measures approximately 0.16 of an acre. Greywood Close is located off Silverwood Close via Woodstock Way. A rare opportunity with an early viewing recommended.









## GROUND FLOOR

### ENTRANCE HALL

7'6 x 5'4 (2.29m x 1.63m)

Accessed via uPVC double glazed side entrance door with uPVC double glazed side screen, fitted carpet, coving to ceiling, single radiator, access to:

### GUEST WC

Fitted with a two piece suite and chrome fittings comprising: wall mounted wash hand basin with mixer tap and tiled splashback, low level WC, uPVC double glazed window to the side aspect, coving to ceiling, single radiator.

### LOUNGE

19'9 x 11'8 (6.02m x 3.56m)

A generous front lounge with a large uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the front aspect, feature fire surround with gas fire, fitted carpet, dado rail, coving to ceiling, two single radiators.

### RECEPTION/DINING ROOM

8'8 x 13'9 (2.64m x 4.19m)

Spindled staircase to the first floor with useful under stairs storage cupboard, double glazed patio doors to the conservatory extension, fitted carpet, dado rail, coving to ceiling, single radiator.

### CONSERVATORY

9'6 x 9'1 (2.90m x 2.77m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, 'laminate' effect vinyl flooring, fanlight, power points.

### KITCHEN/BREAKFAST ROOM

10'9 x 10'8 (3.28m x 3.25m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker with tiled splashback and extractor hood over, recess for washing machine, space for free standing fridge/freezer, space for additional appliance, three drawer base unit, glass fronted display cabinets to eye-level, uPVC double glazed window looking out to the rear garden, 'tile' effect laminate flooring, single radiator.

## FIRST FLOOR

### LANDING

A generous WALK-IN AIRING CUPBOARD (5'5 x 5'9) (1.65m x 1.75m), fitted carpet, dado rail, coving to ceiling, hatch to loft space.

### BEDROOM ONE

10'8 x 11'9 (3.25m x 3.58m)

A good size master bedroom with uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

### BEDROOM TWO

9'9 x 10'8 (2.97m x 3.25m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

### BEDROOM THREE

9'10 x 10'6 (3.00m x 3.20m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

### BEDROOM FOUR

8'9 x 8'6 (2.67m x 2.59m)

Used as a home study, with uPVC double glazed window, fitted carpet, coving to ceiling, single radiator.

### SHOWER ROOM/WC

5'5 x 8'11 (1.65m x 2.72m)

Incorporating a three piece suite with modern walk-in shower, protective shower screen and chrome shower, pedestal wash hand basin with dual taps, low level WC, panelling to splashback, coving to ceiling, uPVC double glazed window to the side aspect, shelved display area, chrome heated towel radiator.

### EXTERNALLY

The property occupies a generous corner position, with a low maintenance lawned front garden, whilst a paved driveway provides ample off street parking and continues alongside the property to the garage. The extensive side and rear garden enjoys a high degree of privacy, with lawn, patio areas, established border, greenhouse and fenced boundaries. With the plot measuring approximately 0.16 of an acre, there is ample scope to further enhance and extend (subject to planning permissions).

### GARAGE

8'5 x 21'10 (2.57m x 6.65m)

Accessed via an up and over door to the front, lighting, power points, double glazed patio doors to a useful storage area.

### STORAGE AREA

8'9 x 6'11 (2.67m x 2.11m)

Worktop, eye-level fitted shelving, internal door through to:

### WORKSHOP

15'9 x 9'7 (4.80m x 2.92m)

Offering a great space with lighting, power points and storage.

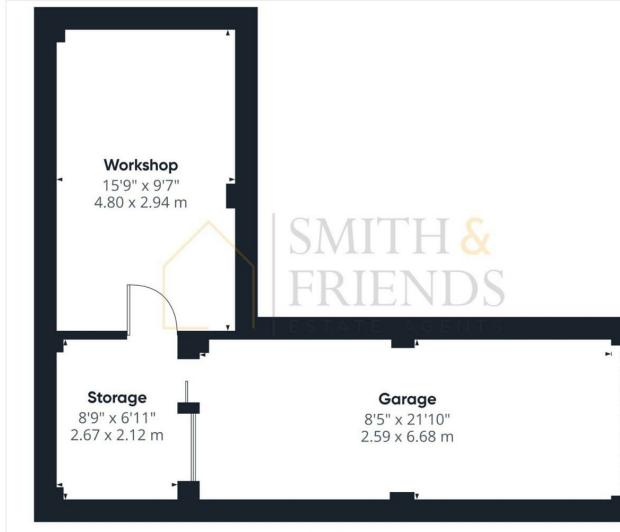
### NB

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.





Approximate total area<sup>(1)</sup>  
1155 ft<sup>2</sup>  
107.4 m<sup>2</sup>



Approximate total area<sup>(1)</sup>  
398 ft<sup>2</sup>  
37 m<sup>2</sup>

(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.

GIRAFFE360

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		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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