



Positioned on a generous plot within this popular Seaton Carew development this generously proportioned four bedroom family home has been tastefully improved by the current owners and offers a stunning and contemporary finish. Boasting recently replaced en-suites and bathroom, a modern breakfast kitchen with a range of appliances, landscaped gardens and purpose built bar.

The accommodation comprises of: entrance hall, cloakroom/WC, lounge, opening into the dining room and a fitted breakfast kitchen including built-in appliances. To the first floor are four bedrooms, two of which benefit from fitted wardrobes, stunning en-suite to master bedroom, 'Jack & Jill' en suite to bedrooms two and four and a bathroom/WC fitted with a three-piece white suite.

Externally: the enclosed rear garden has been landscaped for easy maintenance and affords a good degree of privacy. Included in the purchase is a purpose built bar with its own toilet and integrated dishwasher, two fridges.

The front garden has been laid with concrete print and gives off street parking for up to eight cars. The integral garage has an up and over door power, lighting and plumbing for washing machine and dryer.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

**Harvester Close, Hartlepool, TS25 1GD**

**4 Bedroom - House - Detached**

**Offers In Excess Of £265,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: E**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Harvester Close, Hartlepool, TS25 1GD

### GROUND FLOOR

#### ENTRANCE HALL

Via composite front door, with double glazed inserts and double glazed side screen, impressive tiled flooring, single radiator, spindle staircase to the first floor, integral door to garage.

#### CLOAKROOM/WC

Modern white and chrome suite with low level WC, wash hand basin with vanity storage, radiator and co-ordinated tiled walls.

#### LOUNGE

**17'2 x 10'7 (5.23m x 3.23m)**

uPVC double glazed bay window to front aspect, impressive flooring, two radiators and glass panelled doors opening into the dining room.

#### DINING ROOM

**14'1 x 12'2 (4.29m x 3.71m)**

uPVC double glazed French doors opening onto the rear garden, radiator and door through to kitchen.

#### BREAKFAST KITCHEN

**13'3 x 12'2 (4.04m x 3.71m)**

Fitted with a range of modern dove grey hi-gloss wall, base and drawer units with complementary wood block effect worktops, inset stainless steel sink and drainer with mixer tap, six ring gas hob with illuminating extractor, two fan assisted ovens, 'American' style larder fridge and integrated dishwasher, uPVC double glazed window to rear, glass panelled door opening onto the side of the property.

### FIRST FLOOR

#### LANDING

Access to loft and airing cupboard.

#### MASTER BEDROOM

**12'4 x 10'1 plus wardrobes (3.76m x 3.07m plus wardrobes)**

uPVC double glazed window to front aspect, radiator and fitted wardrobes.

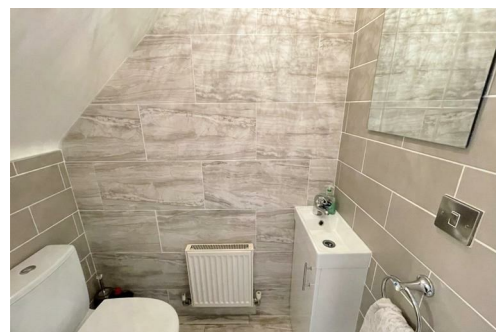
#### EN-SUITE SHOWER ROOM/WC

Recently replaced with a double width walk-in shower with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC, co-ordinated tiled walls, radiator and uPVC double glazed window to front.

#### BEDROOM 2

**9'9 x 9'7 (2.97m x 2.92m)**

uPVC double glazed window to front, radiator built-in wardrobes, door into.....



## Harvester Close, Hartlepool, TS25 1GD

### 'JACK & JILL' EN-SUITE SHOWER ROOM/WC

Recently replaced suite with corner shower, wall mounted shower, wash hand basin with vanity storage and low level WC, co-ordinated tiled walls, radiator and uPVC double glazed window.

### BEDROOM 3

10' x 8'2 (3.05m x 2.49m)

uPVC double glazed window and radiator, door into "Jack & Jill" en-suite.

### BEDROOM 4

9' x 8'9 (2.74m x 2.67m)

uPVC double glazed window to rear and radiator.

### FAMILY BATHROOM/WC

Luxurious white and chrome suite with panelled bath and mixer tap fitting, wash hand basin, low level WC with vanity storage, radiator and uPVC double glazed window to rear.

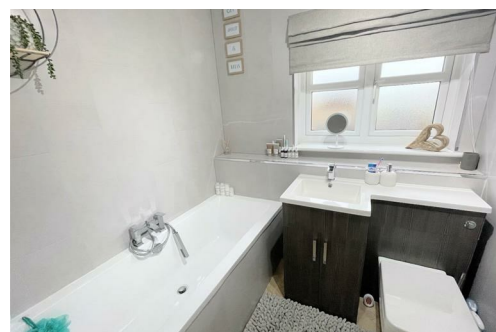
### EXTERNALLY

The enclosed rear garden has been landscaped for easy maintenance and affords a good degree of privacy. Included in the purchase is a purpose built bar with its own toilet, integrated dishwasher (included), two commercial back bar fridges (included).

The front garden has been laid with concrete print and gives off street parking for up to eight cars. Five camera CCTV equipment (included). The INTEGRAL GARAGE has an up and over door, power, lighting and plumbing for washing machine and dryer.

### 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.

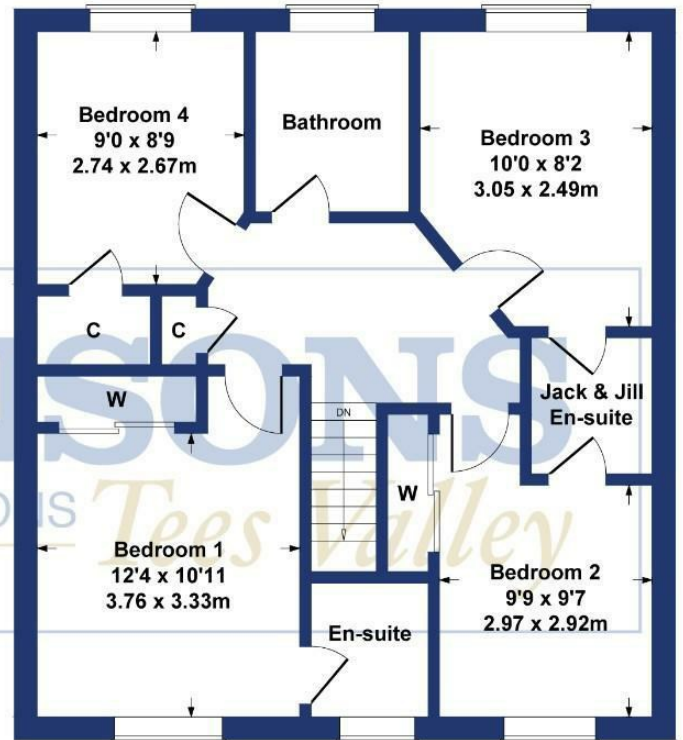
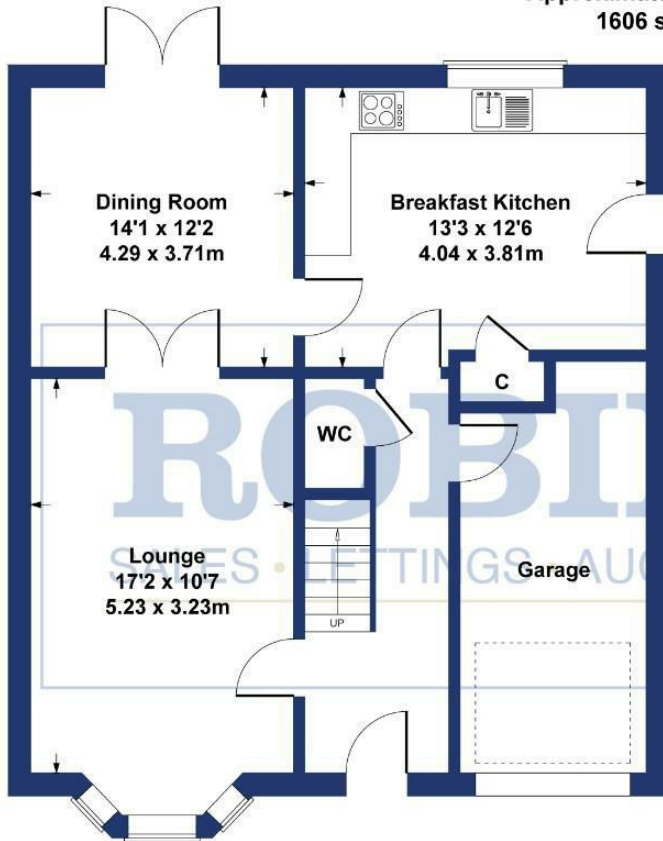


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)

# Harvestor Close

Approximate Gross Internal Area  
1606 sq ft - 149 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 70      |           |
| (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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Robinsons Tees Valley

Hartlepool Sales, TS26 9DE

01429 891100

hartlepool@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk