



**Wayfarer Meadows, Hartwell Park, TS27 3DH**  
**4 Bed - House - Detached**  
**Offers In Excess Of £304,000**

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



## Wayfarer Meadows Hartwell Park, Hartlepool, TS27 3DH

\*\*\* REDUCED \*\*\* Very tastefully improved by the current owners, this Bellway built 'Cutler' designed four bedroom family home comes with viewing strongly recommended. Positioned on a favourable set back plot on the popular Hartwell Park development, with easy access to local amenities and main commuter routes makes this stunning property appealing to a variety of potential buyers. In brief the accommodation comprises of: entrance hallway, downstairs toilet, lounge and open plan kitchen/dining/family area (kitchen having a range of integrated appliances). To the first floor there are four good sized bedrooms (bedroom one with en-suite) and a modern family bathroom. Externally the enclosed rear garden has been landscaped with a well maintained lawn, established borders and a sunny decking area. The open plan front garden is laid to lawn, with a double width tarmac drive leading to the integral garage.









## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

Composite entrance door, spindle staircase to first floor, door into the garage and radiator.

### **LOUNGE**

15'11 x 10' (4.85m x 3.05m)

uPVC double glazed window to front, radiator.

### **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

27'9 x 11'4 reducing to 10'3 (8.46m x 3.45m reducing to 3.12m )

### **KITCHEN AREA**

Fitted with a range of modern 'shaker' style wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and double oven, integrated appliances include washing machine, dishwasher, fridge and freezer.

### **DINING/FAMILY AREA**

uPVC double glazed French doors with uPVC double glazed side panels, feature radiator.

### **DOWNSTAIRS TOILET**

Low level WC, wash hand basin with vanity storage, heated chrome towel rail.

## **FIRST FLOOR**

### **LANDING**

Access to loft, built-in airing cupboard.

### **BEDROOM 1 (front)**

15'10 x 13'5 (4.83m x 4.09m)

uPVC double glazed window to front, radiator.

### **EN-SUITE**

Modern white and chrome suite with double width walk-in shower, wash hand basin and low level WC; co-ordinated tiled splashback, heated towel rail, uPVC double glazed opaque window.

### **BEDROOM 2 (front)**

13'10 x 10'3 (4.22m x 3.12m)

uPVC double glazed window to front, radiator.

### **BEDROOM 3 (rear)**

11'7 x 10 (3.53m x 3.05m)

uPVC double glazed window to rear, radiator.

### **BEDROOM 4 (rear)**

10'4 x 7'10 (3.15m x 2.39m)

uPVC double glazed window to rear, built-in storage, radiator.

### **FAMILY BATHROOM/WC**

Modern white and chrome suite with panelled bath, wash hand basin and low level WC; co-ordinated tiled splashback, heated towel rail, uPVC double glazed opaque window.

### **EXTERNALLY**

The enclosed rear garden has been landscaped with a well maintained lawn, established borders and a sunny decking area. The open plan front garden is laid to lawn, with a double width tarmac drive leading to the 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.

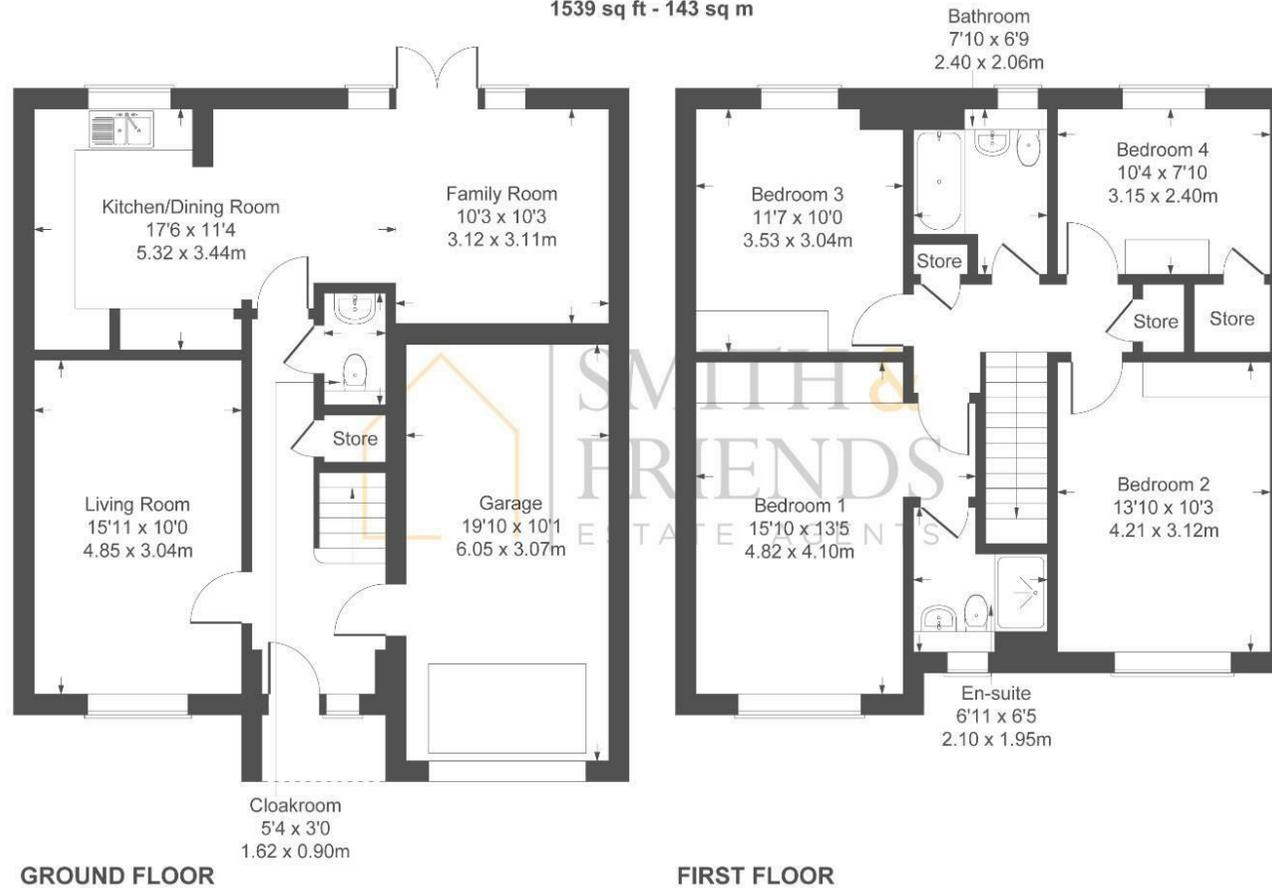


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Wayfarer Meadows

Approximate Gross Internal Area  
1539 sq ft - 143 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

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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