



Hart Pastures, Hart, TS27 3AQ
3 Bed - House - Detached
£255,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Hart Pastures Hart, Hartlepool, TS27 3AQ

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A beautifully presented three bedroom detached property offering modern and upgraded accommodation ideal for a wide variety of buyers, with an impressive kitchen, bathroom and en-suite. The home occupies a set back position with double length driveway, low maintenance front and landscaped rear garden with pleasant views of the farm fields behind. The ground floor accommodation offers a contemporary open plan layout and briefly comprises: entrance vestibule through to the open plan lounge, dining and additional seating area which leads through to the stunning kitchen, incorporating an extensive range of cream 'shaker' style units and solid work surfaces (integrated appliances include a built-in double oven and microwave, four ring gas hob, plus extractor, fridge and freezer, washing machine and dishwasher). Located to the first floor are three well presented and spacious bedrooms, the master bedroom having a pleasing view over farmland whilst also benefitting from built-in wardrobes and a modern en suite shower room. Bedrooms two and three are served by the luxuriously appointed family bathroom with free standing bath. Externally, the home has well cared for gardens to front and rear, the rear garden enjoying a sunny aspect. A long gravelled driveway to the front of the property provides off street car parking for two to three vehicles. Hart Pastures is a cul de sac located in the historic village of Hart which is well placed to the A179 and A19 for fast commuting north and south. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE VESTIBULE

5' x 3' (1.52m x 0.91m)

Accessed via double glazed composite entrance door, uPVC double glazed window, radiator, access to:

LOUNGE & DINING AREA

23'3 x 10'9 (7.09m x 3.28m)

Open plan with uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear garden, attractive 'oak' style flooring, spindled staircase to the first floor with fitted carpet, coving to ceiling, television point, double radiator.

ADDITIONAL SEATING AREA/BREAKFAST AREA

11'1 x 9'8 (3.38m x 2.95m)

Matching 'oak' style flooring, additional uPVC double glazed French doors to the rear garden, two modern 'column' style vertical radiators.

KITCHEN AREA

16'9 x 7'11 (5.11m x 2.41m)

Fitted with an extensive range of cream 'shaker' style units to base and wall level with oak work surfaces incorporating an inset 'Belfast' style sink with mixer tap over, built-in double oven with matching microwave above, separate four ring gas hob with three speed extractor hood over, all finished in brushed stainless steel, integrated fridge and freezer, integrated dishwasher and washing machine, space for additional free standing fridge/freezer, recess with wine cooler included, tiled flooring, uPVC double glazed window to the front aspect, inset spotlighting to ceiling.

FIRST FLOOR

LANDING

Built-in airing cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

12'7 x 8'8 (3.84m x 2.64m)

A good size master bedroom which enjoys views over the rear garden and farmland behind via uPVC double glazed window, built-in triple wardrobe, fitted carpet, coving to ceiling, single radiator.

EN-SUITE SHOWER ROOM/WC

7'8 x 4'9 (2.34m x 1.45m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame and glass panelled space saving folding door, pedestal wash hand basin with central mixer tap, close coupled WC, attractive tiling to splashback, being full height to shower level, contrasting tiled flooring, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

BEDROOM TWO

9'8 x 8'4 (2.95m x 2.54m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

9'6 x 8'4 (2.90m x 2.54m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

FAMILY BATHROOM/WC

7'10 x 5'7 (2.39m x 1.70m)

Fitted with an impressive three piece white suite and chrome fittings comprising: free standing 'roll-top' style bath with central mixer tap and shower attachment, inset wash hand basin with central mixer tap and vanity drawers below, close coupled WC, attractive part tiled splashback and tiled flooring, uPVC double glazed window to the rear aspect, black 'column' style radiator, coving to ceiling.

EXTERNALLY

The property occupies a pleasant set back position with a part lawned front garden and a double length gravelled driveway provides off street parking for approximately two to three cars. A gate to the side leads through to the enclosed rear garden with patio area, lawn, fenced boundaries and timber storage shed included.

NB

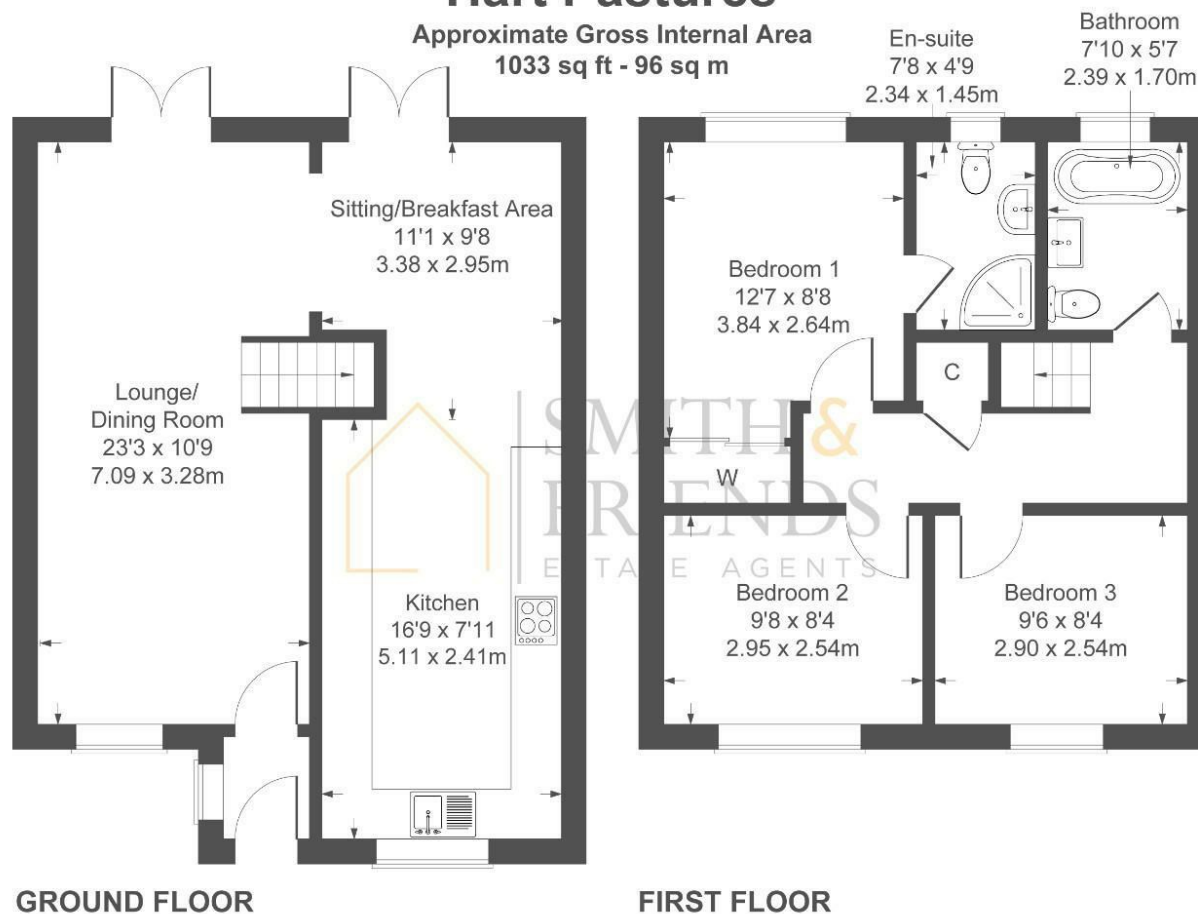
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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 	

Hart Pastures

Approximate Gross Internal Area
1033 sq ft - 96 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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