



Church Street, Seaton Carew, TS25 1BY
4 Bed - House - Detached
Offers In Excess Of £330,000

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

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**** WAS £350,000 ** A SUBSTANTIAL AND INDIVIDUALLY BUILT FOUR BEDROOM DETACHED PROPERTY WITH AN INDOOR SWIMMING POOL **** A truly unique opportunity which will make you the envy of friends and family. A superb four bedroom detached house with gas central heating and uPVC double glazing. Briefly comprising: hall, cloakroom/WC, sitting room, lounge, delightful conservatory, quality fitted kitchen, utility room and 46' approx. pool room with 30' approx. swimming pool, shower and toilet facilities. To the first floor are four bedrooms, with impressive fitted wardrobes and modern en suite shower room to the master bedroom, and a bathroom/WC fitted with a quality suite. Externally are gardens to four sides. The front garden provides ample off street parking, whilst the rear garden is beautifully landscaped and enjoys a high degree of sunlight. Internal viewing is essential to appreciate what is on offer. The Paddock is located in a highly desirable and rarely available location in Seaton Carew and only a short walk from the seafront.



ENTRANCE HALLWAY

A spacious entrance hall accessed via uPVC double glazed entrance door with attractive centre panel and matching side screens, spindled staircase to the first floor with newel post and useful under stairs storage cupboard, fitted with modern laminate flooring, single radiator, access to:

CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with dual taps and close coupled WC, tiling to splashback, laminate flooring, extractor fan, single radiator.

DINING ROOM

9'10 x 8'10 (3.00m x 2.69m)

Ideal for use as a sitting room or dining room with uPVC double glazed window to the front aspect, television point, single radiator.

LOUNGE

27'10 x 11'10 (8.48m x 3.61m)

A generous size and attractively presented family lounge with a good degree of natural light from large uPVC double glazed window to the front aspect and uPVC double glazed French doors to the conservatory. The lounge area boasts an impressive feature fireplace with inset living flame gas fire, two radiators, television point, door to kitchen and uPVC double glazed French doors with matching side screens to the conservatory.

CONSERVATORY

14'2 x 10'3 (4.32m x 3.12m)

A delightful uPVC double glazed conservatory with brick based construction and glass roof and uPVC double glazed French doors to the rear garden, fitted skylight, electric fanlight, modern 'oak' style laminate flooring, two wall lights, power points and electric radiator.

KITCHEN

14'3 x 9'1 (4.34m x 2.77m)

A spacious kitchen fitted with a range of units to base and wall level with chrome rod handles and 'marble' effect work surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in oven with matching four ring gas hob above and illuminated extractor hood over, tiling to splashback, glass fronted display cabinets to eye-level, integrated fridge, 'tile' effect laminate flooring, two uPVC

double glazed windows overlooking the rear garden, extractor fan, single radiator, door to:

UTILITY ROOM

5'5 x 5'2 (1.65m x 1.57m)

A useful utility room fitted with 'marble' effect work surfaces with space and plumbing for automatic washing machine below, space for tumble dryer, 'tile' effect laminate flooring, extractor fan, door to:

INNER HALLWAY

uPVC doors to the front and rear gardens and integral door to garage, direct door to pool room.

POOL ROOM

46'6 x 18 (14.17m x 5.49m)

Swimming Pool is currently covered -

The swimming pool measures approximately 30' in length and 13' in width (9.14m x 3.96m), it was professionally installed with separate heating system and filter system. The pool is fully tiled with lights, steps down and full length protective cover. The room itself has two sets of uPVC double glazed French doors opening out onto the garden. The walls are part tiled with detailed coving to ceiling and fitted extractor fans. The room comes with shower facilities and a cloakroom/WC which is fitted with a two piece white suite comprising: wall mounted wash hand basin and close coupled WC, with part tiled walls and coved ceiling.

FIRST FLOOR: LANDING

Hatch to loft space which is part boarded, with pull down aluminium ladder, useful shelved storage cupboard, separate linen cupboard with shelving, access to:

MASTER BEDROOM

14'3 x 12 (4.34m x 3.66m)

A generous sized master bedroom tastefully presented with a quality range of fitted wardrobes, large uPVC double glazed window to front aspect, single radiator, access to:

EN SUITE SHOWER ROOM/WC

Fitted with a modern three piece white suite comprising: large shower cubicle with chrome mains shower, pedestal wash hand basin with dual taps and close coupled WC, fully tiled walls, 'tile' effect laminate flooring, chrome heated towel radiator, extractor fan, uPVC double glazed window to front aspect, shaver point.

BEDROOM 2

12'8 x 8'4 (3.86m x 2.54m)

A good sized second bedroom, uPVC double glazed window to front aspect, single radiator.

BEDROOM 3

9'9 x 9'1 (2.97m x 2.77m)

uPVC double glazed window to rear aspect, single radiator.

BEDROOM 4

9'5 x 9'1 (2.87m x 2.77m)

uPVC double glazed window to rear aspect, single radiator.

FAMILY BATHROOM/WC

Fitted with a modern three piece suite comprising: panelled bath with dual taps and wall mounted shower over, pedestal wash hand basin with dual taps, close coupled WC, fully tiled to walls, chrome heated towel radiator, 'tile' effect laminate flooring, extractor fan, uPVC double glazed window to rear aspect, shaver point.

EXTERNALLY

The property occupies a substantial corner position with surrounding gardens. The front garden provides ample off street car parking with a block paved driveway. The side gardens have been designed for easy maintenance and leads to an extremely generous sized rear garden with paved patio and lawned areas. The garden is well stocked, beautifully kept and enjoys a high degree of sunlight,

DOUBLE GARAGE

A large double garage with ample space for two cars and further storage, accessed via an integral door from the house and via remote control roller shutter door from the front. The garage has two wall mounted Baxi combination boilers, one for the pool and one for the house, electric lights, power points and fitted shelving.

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.

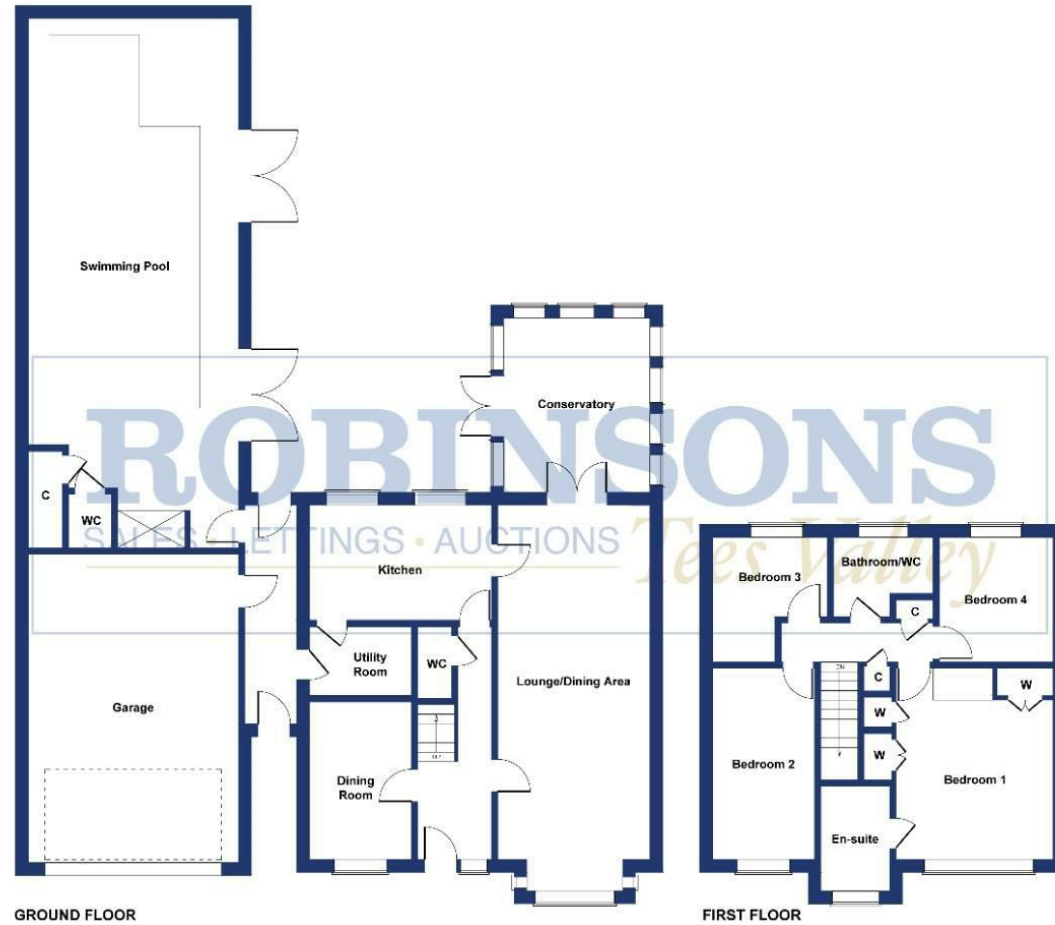
Council Tax Band E

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The Paddock



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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	



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