



Brigandine Close, Seaton Carew, TS25 1ET
4 Bed - House - Detached
£335,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

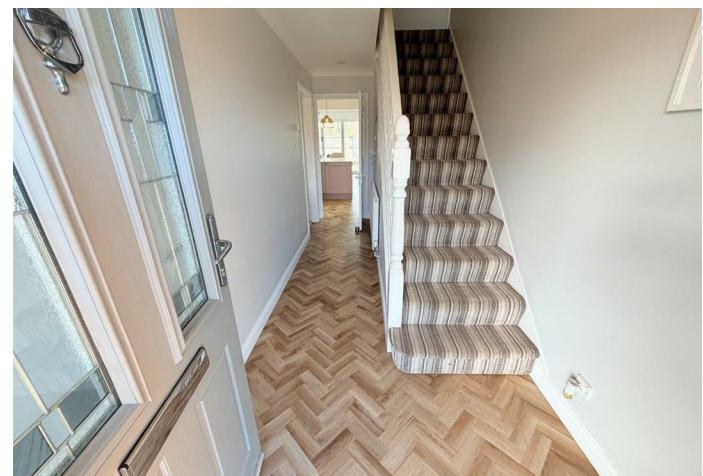
Brigandine Close

Seaton Carew, Hartlepool, TS25 1ET

An impressive FOUR BEDROOM detached property occupying an enviable position on Brigandine Close, backing onto Seaton Carew's picturesque duck pond. The home offers GENEROUSLY EXTENDED ACCOMMODATION with a superb open plan kitchen/diner/sitting room and comes with an internal viewing highly recommended. An ideal purchase for family requirements, with further benefits including modern bathroom, en-suite and guest WC.

The full layout comprises: entrance hall with stairs to the first floor, generous bay fronted lounge with feature fire surround and gas fire, superb open plan kitchen/diner/sitting room, the kitchen area incorporating a beautiful range of units, island, breakfast bar and integral appliances, whilst the sitting/dining area opens up to the rear garden with bi-fold doors. A useful utility room and guest WC, complete the ground floor. To the first floor are four bedrooms, the master with en-suite shower room, whilst the remaining bedrooms are served by the generous and modern family bathroom which features a four piece suite and chrome fittings.

Externally is a low maintenance front with a three car drive, allowing useful off street parking, whilst leading to the garage. The side and rear garden enjoy a high degree of privacy, backing onto Seaton Carew duck pond. Brigandine Close is located within a short walk of amenities and close to the seafront. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE HALL

6'1 x 15'6 (1.85m x 4.72m)

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screens, luxury LVT 'herring bone' style flooring, spindled staircase to the first floor with newel post and fitted carpet, coving to ceiling, convector radiator, access to:

BAY FRONTED LOUNGE

11'3 x 18' (3.43m x 5.49m)

Attractive oak flooring, feature fire surround with inset gas fire and lighting, uPVC double glazed bay window to the front aspect, coving to ceiling, television point, radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

19' x 26'2 (5.79m x 7.98m)

KITCHEN AREA

Fitted with a beautiful range of units to base and wall level with contrasting island incorporating quartz worktops and matching splashback, with an inset 'Belfast' style sink and gold mixer tap, recess for cooking range with concealed extractor hood over, recess for 'American' style fridge/freezer, integrated dishwasher, large three drawer base unit, glass fronted display cabinets with shelving and downlighting, matching luxury LVT 'herring bone' style tiled flooring, inset spotlights to the ceiling, feature lighting over island, downlighting to eye-level units, breakfast bar area to island.

DINING & SEATING AREA

Matching flooring, bi-folding doors opening to the rear garden, three double glazed 'Velux' style windows, modern panelled radiator, additional vertical panelled radiator, uPVC double glazed window to the rear aspect, media wall with television recess and inset remote controlled electric fire.

UTILITY ROOM/LAUNDRY ROOM

7'3 x 6'2 (2.21m x 1.88m)

Ample storage with matching units, complementing worktop, concealed gas central heating boiler, recess for washing machine, matching flooring, uPVC double glazed window to the side aspect, convector radiator.

GUEST WC

4'5 x 4'5 (1.35m x 1.35m)

Fitted with a modern two piece suite and chrome fittings comprising: wash hand basin with mixer tap and vanity cabinet below, tiling to splashback, close coupled WC, matching flooring, inset spotlight to the ceiling, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, coving to ceiling, built-in storage cupboard, hatch to loft space.

BEDROOM ONE

12' x 11'8 (3.66m x 3.56m)

A good size master bedroom with mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, double radiator.

EN-SUITE SHOWER ROOM/WC

4'11 x 4'8 (1.50m x 1.42m)

Fitted with a modern three piece suite comprising: single shower with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with central mixer tap, close coupled WC, tiling to splashback, being full height to shower level, contrasting 'sparkling granite' style tiled floor, uPVC double glazed window to the front aspect, inset spotlights and extractor to the ceiling, chrome heated towel radiator.

BEDROOM TWO

10'9 x 10'5 (3.28m x 3.18m)

Mirror fronted sliding wardrobes, uPVC double glazed window enjoying views of the duck pond behind, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

7'8 x 12'1 (2.34m x 3.68m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, double radiator.

BEDROOM FOUR

7'1 x 10'4 (2.16m x 3.15m)

Currently used as a study and, again, benefitting from views of the duck pond behind, with uPVC double glazed window, fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM/WC

8'3 x 8'2 (2.51m x 2.49m)

Fitted with a beautiful four piece suite and chrome fittings comprising: free standing bath with central mixer tap and shower attachment, double walk-in shower with protective glass shower screen, overhead shower and separate attachment, inset wash hand basin with mixer tap and vanity cabinet below, illuminated vanity mirror above, close coupled WC, attractive tiling to splashback and flooring, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, modern mirrored chrome radiator.

EXTERNALLY

The property features a low maintenance, predominantly block paved front, allowing off street parking for three cars, whilst leading to the garage. A gate to the side leads through to the enclosed side and rear gardens, with lawn, patio area and fenced boundaries. The rear garden enjoys a high degree of privacy backing on to Seaton Carew's picturesque duck pond.

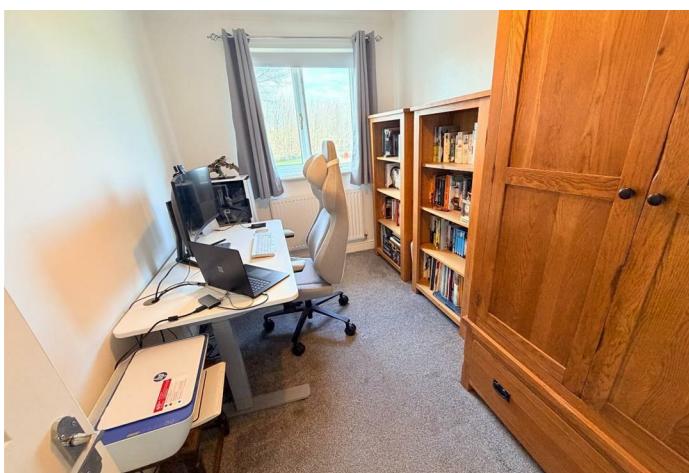
GARAGE

7'10 x 17'10 (2.39m x 5.44m)

Accessed via roller door to the front, side door with security shutter, lighting and sockets.

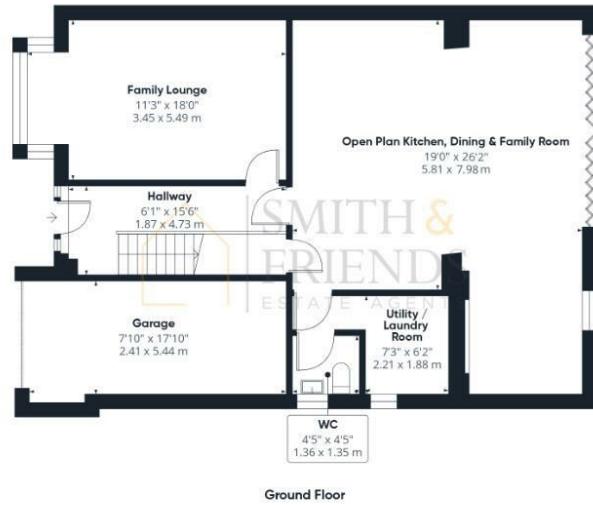
NB

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



Approximate total area⁽¹⁾

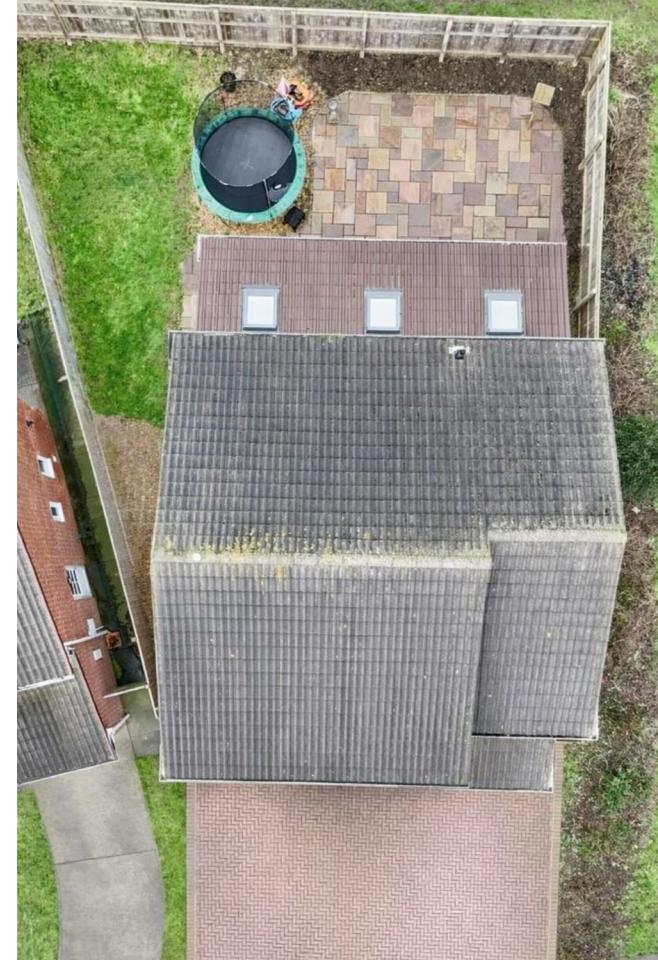
1583 ft²

147.2 m²

(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.

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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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