



**Clarkson Court, TS25 5HP**  
**4 Bed - House - Detached**  
**Asking Price £190,000**

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



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# Clarkson Court Hartlepool TS25 5HP

\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* A spacious and rarely available FOUR BEDROOM detached property set back on Clarkson Court with the benefit of two reception rooms. The home offers a great opportunity for those seeking family accommodation, whilst features include gas central heating, uPVC double glazing, alarm system and south facing rear garden. The full layout comprises: entrance hall with stairs to the first floor, private rear reception room, dining room/study, kitchen with separate utility room and useful ground floor WC. To the first floor are four good size bedrooms, the master with an en-suite shower room, the remaining bedrooms are served by the family bathroom which incorporates a three piece suite. Externally is a low maintenance front, driveway, garage and low maintenance enclosed rear garden which should prove to be a suntrap in the summer months. Clarkson Court is located off Brierton Lane, forming part of a modern development amongst similar calibre homes. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE HALL

A spacious entrance hall which is accessed via double glazed entrance door, spindled stairs to the first floor with newel post and under stairs storage cupboard, ornate dado rail and coving, single radiator.

### GUEST CLOAKROOM/WC

Fitted with a two piece suite comprising: wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the front aspect, convector radiator.

### REAR LOUNGE

14'2 x 10'11 (4.32m x 3.33m)

A comfortable family lounge with walk-in bay incorporating French doors to the rear garden, feature fire surround with 'marble' style back and base, ornate coving, double radiator.

### DINING ROOM

10'0 x 8'2 (3.05m x 2.49m )

Offering a variety of uses with uPVC double glazed window to the front aspect, ornate coving, single radiator.

### KITCHEN

9'3 x 9'1 (2.82m x 2.77m )

Fitted with a range of units to base and wall level with complementing work surfaces, incorporating an inset one and a half bowl single drainer sink with mixer tap, built-in electric oven with five ring gas hob above and extractor over, tiled splashback, recess for fridge/freezer, recess for dishwasher, contrasting tiled flooring, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

### UTILITY ROOM

6'8 x 5'2 (2.03m x 1.57m)

Single unit to base level with worktop above, inset single drainer stainless steel sink with mixer tap, recess for washing machine, tiled splashback, contrasting tiled flooring, double glazed side door, extractor fan, coving to ceiling, single radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the front aspect, coving to ceiling, hatch to loft space, single radiator, built-in storage cupboard with additional radiator.

### BEDROOM ONE

11'11 x 11'2 (3.63m x 3.40m )

A spacious master bedroom with 'his and hers' double wardrobes, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.



## EN-SUITE

8'1 x 5'4 (2.46m x 1.63m)

Fitted with a three piece suite comprising: shower cubicle with chrome shower, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, coving to ceiling, extractor fan, single radiator.

## BEDROOM TWO

11'2 x 8'9 (3.40m x 2.67m)

A good size bedroom, which again benefits from 'his and hers' double wardrobes, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

## BEDROOM THREE

12'0 x 10'9 (3.66m x 3.28m)

Ideal for use as a home study with bespoke fitted bookcase and shelving, uPVC double glazed window to the front aspect, double radiator.

## BEDROOM FOUR

8'1 x 7'1 (2.46m x 2.16m)

uPVC double glazed window to the front aspect, dressing area, desk and drawers, coving to ceiling, single radiator.

## FAMILY BATHROOM

6'0 x 5'7 (1.83m x 1.70m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the side aspect, coving to ceiling, double radiator.

## EXTERNALLY

The property is set back with a low maintenance front garden, driveway and garage. A gate to the side leads through to the enclosed rear garden which should, again, prove to be low maintenance being predominantly pebbled with border and fenced boundaries.

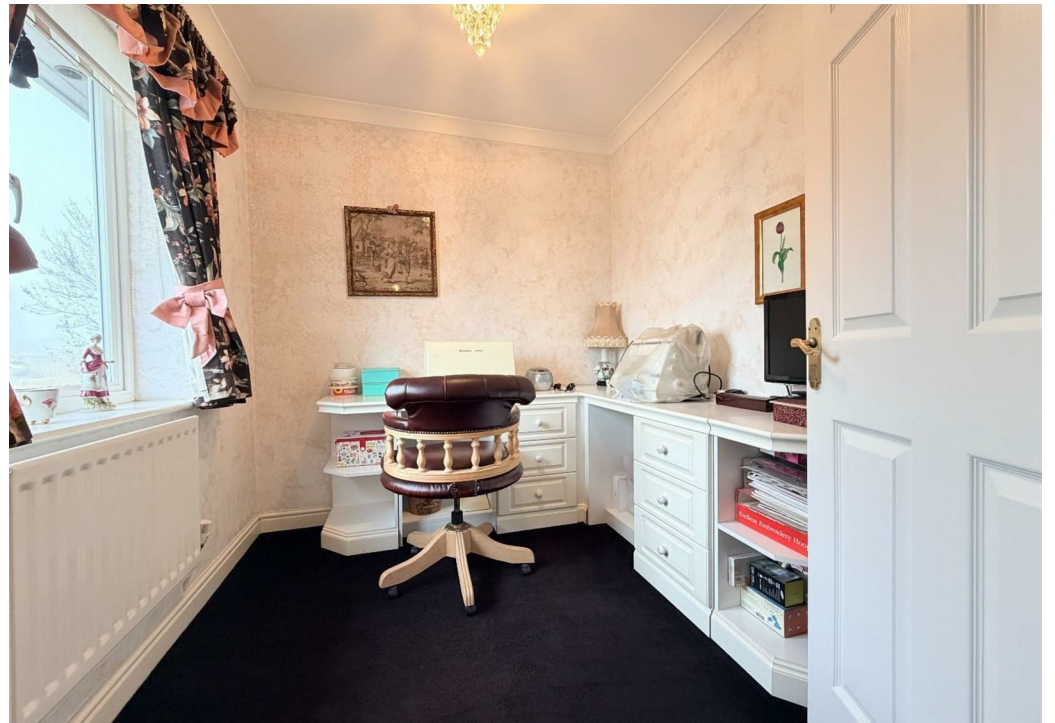
## GARAGE

16'9 x 8'2 (5.11m x 2.49m )

Accessed via and up and over door to the front, personal door to the side, lighting, sockets, gas central heating boiler.

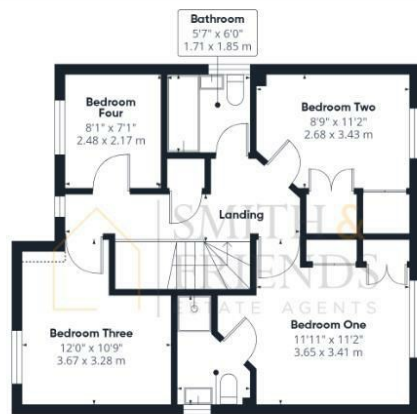
## NB

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.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1210 ft<sup>2</sup>  
112.6 m<sup>2</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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