



***** BRAND NEW HOME ***** The Asterwood at Hartside View is an impressive **FOUR BEDROOM** detached family home offering spacious accommodation spread over two floors. Available immediately, with a number of upgrades included and a layout which briefly comprises: generous entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the lounge is located to the front of the property, with a generous open plan kitchen/diner at the rear. A utility completes the ground floor and offers space for free standing appliances. To the first floor are four good size bedrooms, the master with a modern en-suite shower room, with the remaining bedrooms being served by the family bathroom which incorporates a three piece white suite and chrome fittings. The property occupies a pleasant corner position with lawned front garden, enclosed rear garden and a rear block paved driveway in front of the detached garage. With flexible space for **HOME WORKING** & a **10-YEAR NHBC WARRANTY** included, this home is ideal for those looking for more space or that next step on the property ladder. Plus, you'll benefit from all the advantages that you get with a brand new home including **LOWER ENERGY BILLS & LESS MAINTENANCE**.

Rotary Way, Hartlepool, TS27 3DB

4 Bedroom - House - Detached

£250,000

EPC Rating: A

Tenure: Freehold

Council Tax Band: New Build



**SMITH &
FRIENDS**
ESTATE AGENTS

Rotary Way, Hartlepool, TS27 3DB



GROUND FLOOR

ENTRANCE HALL

15'1 x 4'4 (4.60m x 1.32m)

GUEST CLOAKROOM/WC

5'10 x 3' (1.78m x 0.91m)

FRONT LOUNGE

14'9 x 9'7 (4.50m x 2.92m)

OPEN PLAN KITCHEN/DINING ROOM

11'11 x 17'10 (3.63m x 5.44m)

UTILITY ROOM

6' x 3'11 (1.83m x 1.19m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'5 x 9'3 (3.78m x 2.82m)

EN-SUITE SHOWER ROOM

3'10 x 7'11 (1.17m x 2.41m)

BEDROOM TWO

11'4 x 8'3 (3.45m x 2.51m)

BEDROOM THREE

10' x 8' (3.05m x 2.44m)

BEDROOM FOUR

6'5 x 9'6 (1.96m x 2.90m)

FAMILY BATHROOM

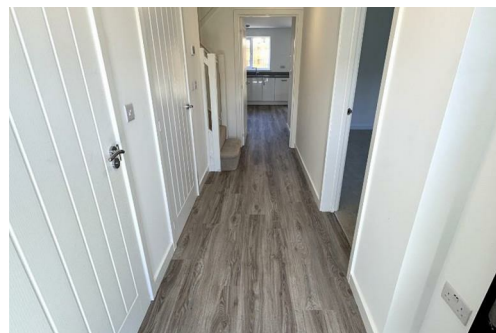
6'8 x 5'6 (2.03m x 1.68m)

EXTERNALLY

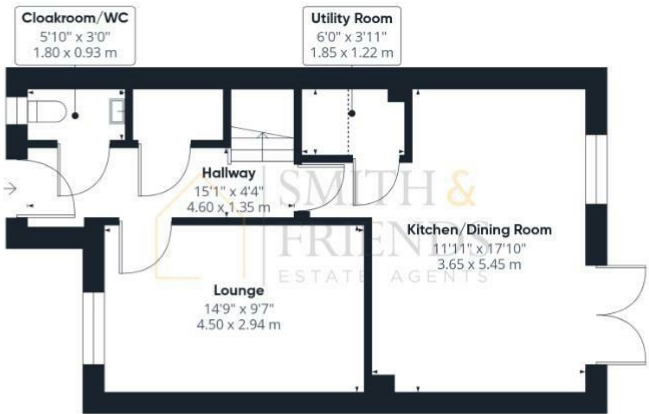
DETACHED GARAGE

NB

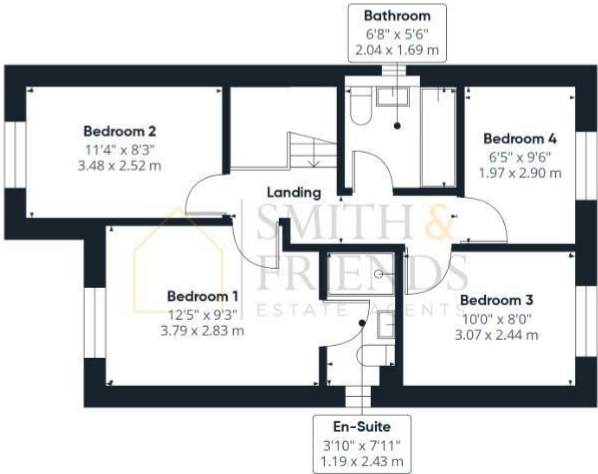
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
975 ft²
90.6 m²

Reduced headroom
11 ft²
1 m²

(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.

GIRAFFE 360

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. We 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.

