



**Chastleton Close, Elwick Gardens, Hartlepool,
TS26 0GF
4 Bed - House - Detached
Offers Over £399,950**

**Council Tax Band: E
EPC Rating: B
Tenure: Freehold**



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Chastleton Close, Elwick Gardens, TS26 0GF

REDUCEDWell positioned on what is arguably the best plot on the Elwick Gardens development, with open aspect views to the front. This executive, generously proportioned four bedroom detached family home is built by David Wilson Homes to their popular 'Chelworth' design and comes with viewing recommended. Tastefully improved by the current owners with an immaculate finish throughout. Around 1700 square footage of living space.

This spacious four bedroom home briefly comprises of: impressive entrance hall, cloakroom/WC, a light and airy lounge and an open plan kitchen/dining area with utility. The separate snug and study complete the ground floor layout. To the first floor, the galleried landing gives access to the four double bedrooms (all with fitted wardrobes and bedroom one with en-suite). The luxurious family bathroom finishes off the first floor. Externally, the enclosed rear garden affords a good degree of privacy. The garden is mainly laid to lawn, with a newly laid patio area spanning the full width of the property. The open plan front garden is laid to lawn. The tarmac drive to the side provides ample off street parking and leads to the double garage.

GROUND FLOOR

ENTRANCE HALLWAY

Glass panelled composite front door, radiator and spindle staircase to first floor landing.

DOWNSTAIRS TOILET

White and chrome suite with low level WC and pedestal wash hand basin; co-ordinated tiled walls and radiator.

LOUNGE 16'7 x 12'6

Two uPVC double glazed windows to front, radiator and double doors into the snug.

SNUG 10'6 x 10'2

uPVC double glazed French doors opening onto the rear garden.

STUDY 9'9 x 9'4

Two uPVC double glazed windows to front and radiator.

OPEN PLAN DINING KITCHEN 20'1 x 13'5

KITCHEN: fitted with a range of cream wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor and fan assisted double oven, integrated dishwasher, fridge and freezer, uPVC double glazed window to rear.

DINING AREA: uPVC double glazed French doors opening onto the rear patio.

UTILITY 6'1 x 5'3

Base and wall units with matching worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, uPVC double glazed glass panelled door to side.

FIRST FLOOR LANDING

uPVC double glazed window to front, access to loft, radiator and airing cupboard.

BEDROOM 1 (rear) 15'8 x 14'

Two uPVC double glazed windows to rear, built-in wardrobes and radiator.

EN-SUITE

White and chrome suite comprising of: panelled bath, double width shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, heated towel rail and uPVC double glazed window.

BEDROOM 2 (front) 12'6 x 11'5

Two uPVC double glazed windows to front, built-in wardrobes and radiator.

BEDROOM 3 (rear) 11'10 x 11'8

Two uPVC double glazed windows to rear, built-in wardrobes and radiator.

BEDROOM 4 (front) 12'3 x 10'9

Two uPVC double glazed windows to rear, built-in wardrobes and radiator.

FAMILY BATHROOM/WC

White and chrome suite comprising of: panelled bath, double width shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled walls, heated towel rail and uPVC double glazed window.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy. The garden is mainly laid to lawn with a newly laid patio area spanning the full width of the property. The open plan front garden is laid to lawn. The tarmac drive to the side provides ample off street parking and leads to the DOUBLE 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.

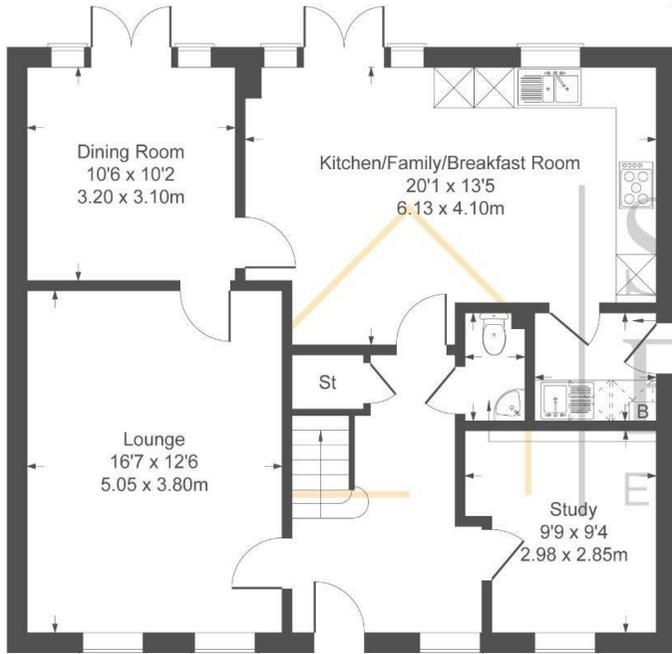




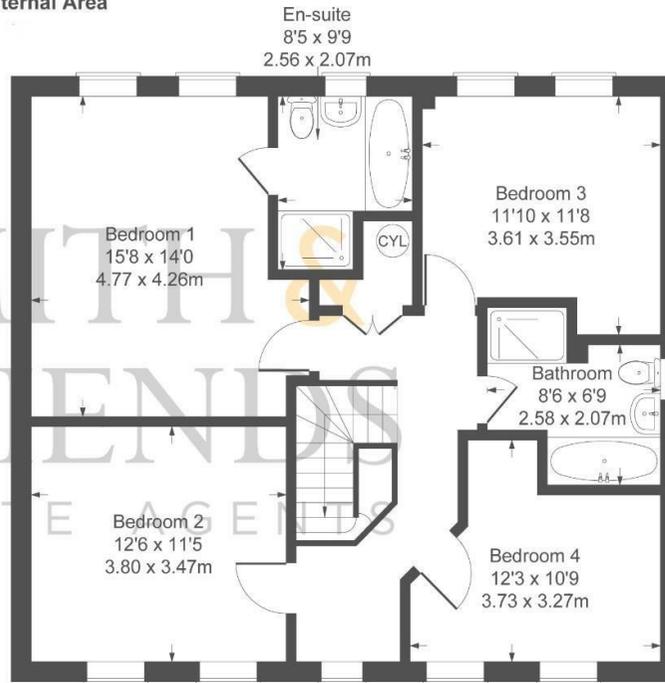


Chastleton Close

Approximate Gross Internal Area

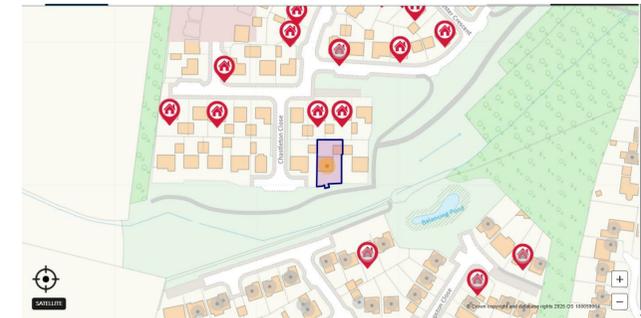


GROUND FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	93
(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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