



**Meadowcroft Mews, Elwick Road, TS26 0FS**  
**3 Bed - House - Semi-Detached**  
**£329,950**

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# Meadowcroft Mews

## Elwick Road, TS26 0FS

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A truly stunning THREE BEDROOM semi detached mews style cottage commanding a fine position backing onto a leafy woodland at the rear. Meadowcroft Mews is a recently constructed luxury development built within the Park conservation area adjacent to Ward Jackson Park. Offered to those 55 and over within a secure and peaceful setting which is accessed via Elwick Road, just past Park Avenue. The internal finish is of the highest standards, with the current owners paying for a number of upgrades and alterations prior to move in. The rooms are finished with quality fixtures and fittings, complemented by a thoughtful design which incorporates large rooms, double opening doors for easy access and bi-folding doors which open to the rear garden. With gas central heating, under floor heating to the ground floor, solar panels and double glazing throughout the accommodation should prove economical to manage. An internal viewing comes highly recommended, with a layout that briefly comprises: inviting entrance hall with double cloaks cupboard, stairs to the first floor and matching double doors into both the lounge and kitchen/breakfast room. A useful guest cloakroom/WC features a modern two piece suite and chrome fittings, with access also via the entrance hall. The generous dual aspect lounge offers views of the development to the front and superb views of the woodland at the rear, the lounge includes an attractive fire surround with inset gas fire and bi-folding doors which open to the rear garden. The kitchen/breakfast room is fitted with an extensive range of high gloss units with complementing granite worktops, matching island and a full range of integrated appliances. To the first floor, from the landing is access to three bedrooms, the master suite and bedroom two benefitting from fitted wardrobes, the master also benefitting from a modern en-suite shower room. The remaining bedrooms are served by the main bathroom.











Externally the property offers a low maintenance front with parking, whilst a gate to the side of the property leads through to the rear garden with lawn and paved patio backing onto a leafy woodland area enjoying an abundance of wildlife. Alarm system and stair lifting to be included if required.

#### ENTRANCE HALL

Accessed via an attractive 'Georgian' style double glazed entrance door with matching side screen, attractive oak flooring with under floor heating, turned oak staircase to the first floor with useful under stairs storage cupboard, double cloaks cupboard, coving to ceiling, access to:

#### GUEST CLOAKROOM/WC

Fitted with a beautiful Villeroy & Boch two piece suite with chrome fittings comprising: wash hand basin with chrome mixer tap and high gloss vanity drawer below, concealed WC with 'granite' style panelling to splashback with vanity area above, oak flooring with under floor heating, uPVC double glazed window to the front aspect, chrome heated towel radiator.

#### GENEROUS LOUNGE 19'6 x 16'6 (5.94m x 5.03m)

A generous dual aspect lounge which is accessed via double doors from the hall, making it easy for wheelchair access, whilst enjoying an abundance of natural light with two double glazed windows to the front aspect enjoying views of the development, whilst a further window to the rear aspect overlooks the rear garden with bi-folding doors opening to the patio area, attractive oak flooring with under floor heating, fire surround with a modern inset gas fire and 'marble' style back and base, coving to ceiling, television point, fitted wall lights.

#### KITCHEN/BREAKFAST ROOM 19'6 x 13'10 (5.94m x 4.22m)

Fitted with an extensive range of high gloss units with contrasting granite worktops incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap over, included is a full range of integrated appliances with fridge and separate freezer, additional freezer, integrated dishwasher and washing machine, built-in double oven with warming tray, separate five ring induction hob with three speed 'chimney' style extractor hood over, down lighting to eye level units, concealed gas central heating boiler, attractive oak flooring with under floor heating, two uPVC double glazed windows to the rear aspect, dining area with additional uPVC double glazed window to the front aspect.

#### FIRST FLOOR: LANDING

Accessed via a returned oak staircase with fitted carpet and uPVC double glazed window overlooking the rear garden, convector radiator, access to:

#### BEDROOM ONE 19'6 x 16'6 (5.94m x 5.03m)

A generous master suite which incorporates a double glazed 'dormer' style window to the front aspect and additional double glazed 'Velux' style window to the rear aspect, fitted wardrobes with sliding doors,



hanging rails and shelving, additional shelved storage area ideal for shoes, fitted carpet, two convector radiators, access to:

#### EN-SUITE 7'5 x 7'2 (2.26m x 2.18m)

Fitted with a modern Villeroy & Boch three piece suite comprising: walk-in shower with chrome overhead shower and protective glass screen, wash hand basin with chrome mixer tap and vanity drawer below, concealed WC with 'granite' style back and vanity area above, double glazed 'Velux' style window.

#### BEDROOM TWO 12'6 x 10'6 (3.81m x 3.20m)

uPVC double glazed 'dormer' style window, fitted carpet, built-in wardrobes with sliding doors, hanging rails and shelving, additional shelved storage area ideal for shoes, convector radiator.

#### BEDROOM THREE 13'10 x 8'3 (4.22m x 2.51m)

Previously used as a home study with double glazed window to the rear aspect, fitted carpet, convector radiator.

#### BATHROOM/WC 7'5 x 6'7 (2.26m x 2.01m)

Fitted with a modern Villeroy & Boch three piece suite and chrome fittings comprising: panelled bath with chrome shower over, protective glass shower screen, wash hand basin with chrome mixer tap and vanity drawer below, concealed WC, 'granite' style panelling to splashback, vanity shelf, double glazed 'Velux' style window.

#### OUTSIDE

Externally the property offers a low maintenance, part lawned front with driveway for off road parking. A gate to the side of the property leads through to the rear garden with lawn and paved patio areas backing onto a leafy woodland area enjoying an abundance of wildlife. A useful timber storage shed is included in the asking price. Front and rear lighting, external power supply and outdoor tap to the rear.

#### LOCATION

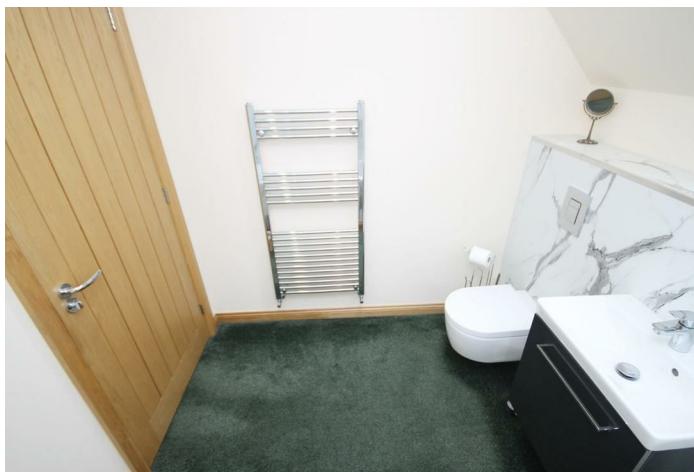
Meadowcroft Mews is nestled away down a private access road surrounded by a mature leafy woodland. The pillared entrance is located adjacent to Ward Jackson Park turning in off Elwick Road just past Park Avenue.

#### MEADOWCROFT MEWS DEVELOPMENT

This stunning and somewhat unique development consists of fourteen mews style cottages finished to the highest of standards and offering bespoke accommodation, low maintenance gardens and secure parking, set amongst a leafy woodland backdrop with number twelve enjoying a westerly rear aspect.

#### NB

Offered to those 55 and over and located within the park conservation area.

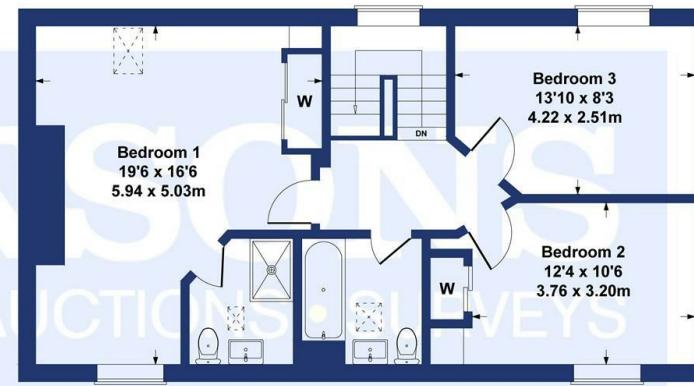


## Meadowcroft Mews

Approximate Gross Internal Area  
1482 sq ft - 138 sq m



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(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		

