



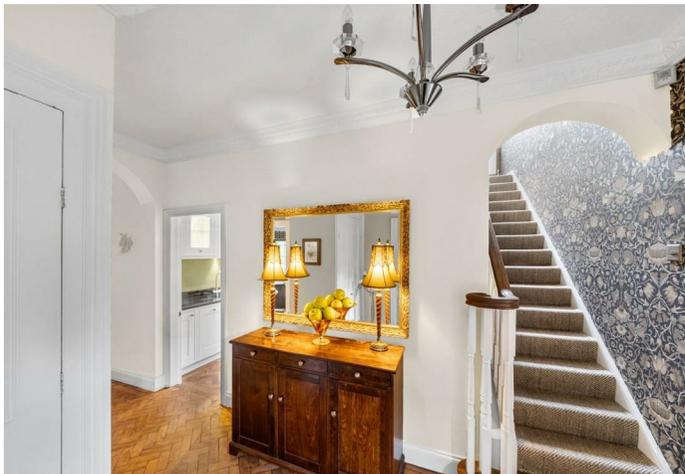
Elwick Road, TS26 0BQ  
4 Bed - House - Detached  
Offers In The Region Of £585,000

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

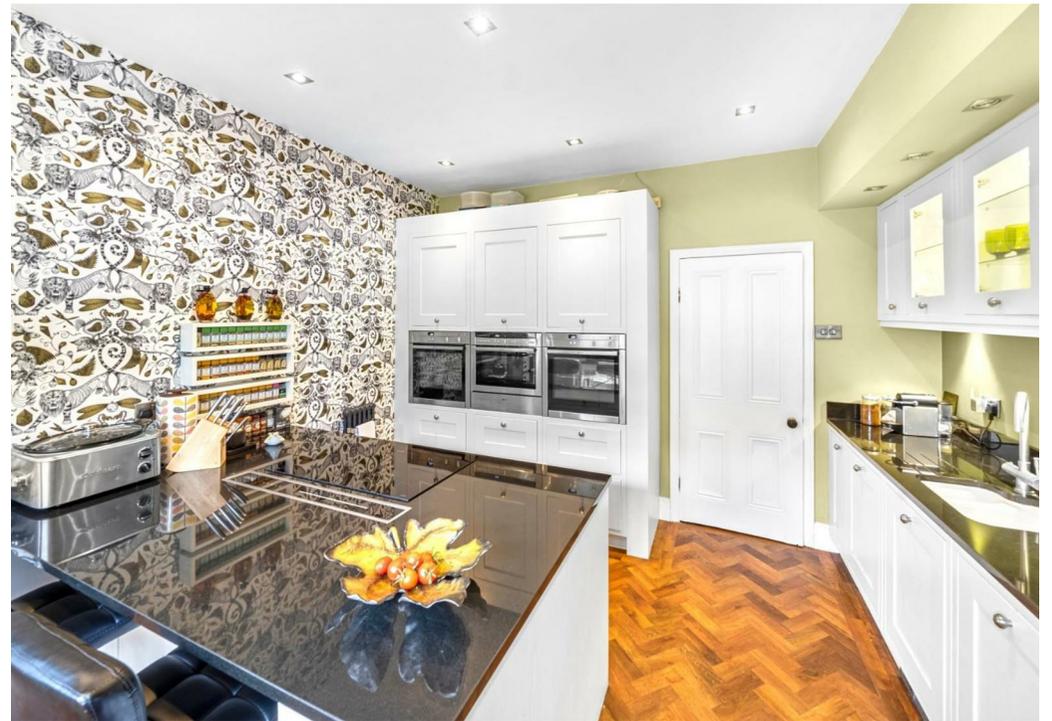
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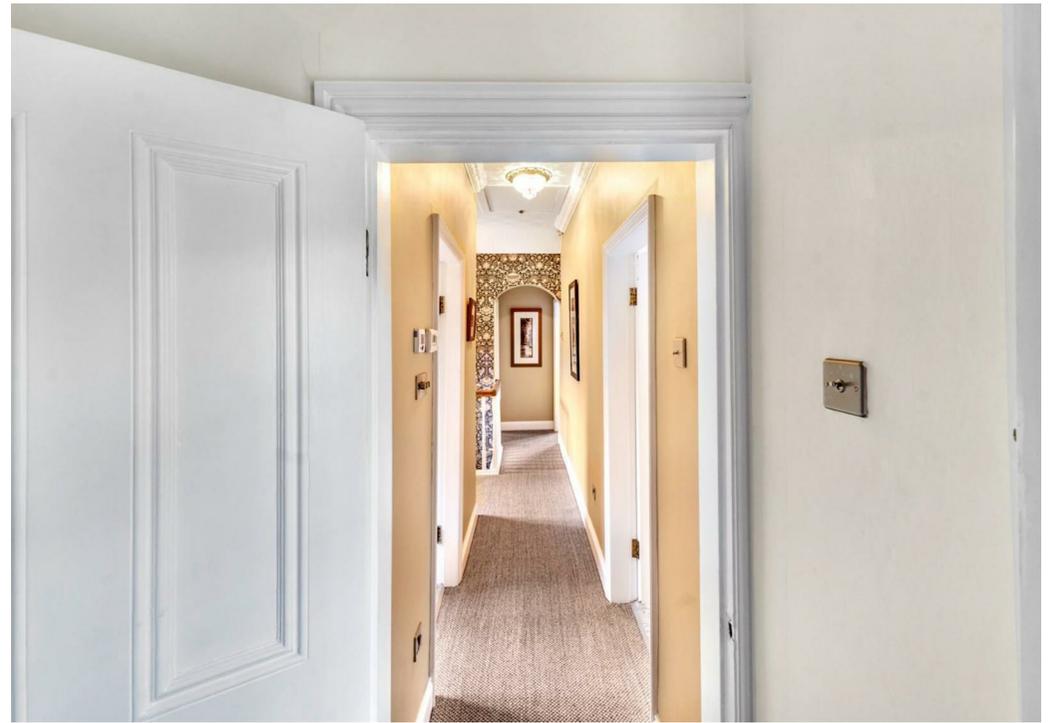
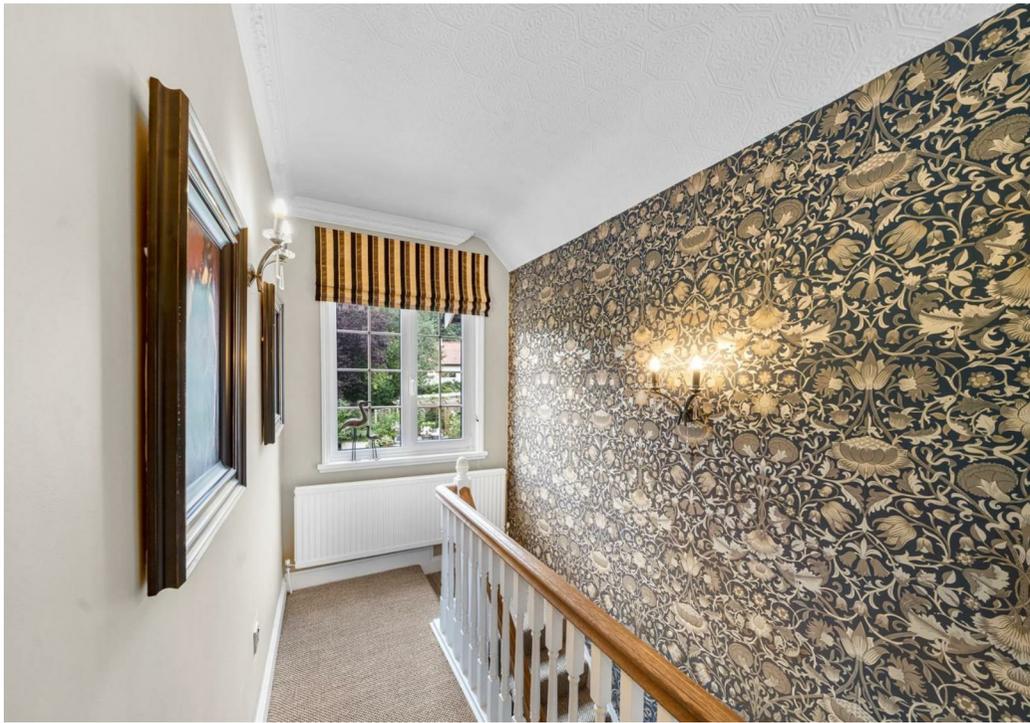
# Elwick Road Hartlepool, TS26 0BQ

Meadowcroft Lodge is a truly stunning home located within the park conservation area adjacent to the south east entrance into Ward Jackson Park. This unique home commands a proud position on a generous plot which is believed to cover close to a third of an acre. With beautifully landscaped surrounding gardens you would be forgiven for believing the property is situated within the park itself whilst enjoying privacy and security with remotely accessed gates. Having undergone extensive upgrading and refurbishment in recent years, the home is as equally impressive internally with accommodation that offers four bedrooms and two reception rooms. Complemented by a clever blend of modern upgrades, original character features and attractive decor, whilst incorporating zone controlled central heating, uPVC double glazing, secure alarm system and remotely accessed CCTV. An ideal family home with an internal viewing essential to appreciate the combined internal and external space, quality of accommodation and location on offer. In brief the layout comprises: entrance porch through to the inviting entrance hall with stairs to the first floor and access to a useful ground floor cloakroom/WC. The stunning formal lounge features an inset multi fuel burner, bespoke shelving and storage to each alcove, whilst a large feature bay window has French doors which open to the rear garden. The second reception room is currently used as an additional sitting room/home office and enjoy views of both the side and rear gardens. The kitchen is fitted with units to base and wall level with granite worktops and a range of built-in appliances. To the first floor are four bedrooms, the master bedroom benefitting from bespoke fitted wardrobes and a luxurious en-suite shower room, the remaining bedrooms are served by the modern family bathroom which is fitted with a four piece suite and chrome fittings.











A large detached double garage with attached storage room/workshop is located to the rear of the property, with a block paved driveway in front providing useful off road parking for up to three cars.

#### GROUND FLOOR

##### ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows to each side, single radiator, door to the entrance hall with glazed inserts and matching side screens.

##### ENTRANCE HALL

An inviting entrance hall with attractive parquet flooring, spindled staircase to the first floor, uPVC double glazed window to the side aspect, coving to ceiling, double radiator, additional single radiator.

##### CLOAKROOM/WC

Featuring a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome mixer tap, low level WC, part panelled walls, attractive parquet flooring, two uPVC double glazed windows.

##### FORMAL LOUNGE 26'9 x 14'2 (8.15m x 4.32m)

A stunning lounge with a large bay window to the rear incorporating French doors which open to the garden, inset log burner fire with log recess below, beautiful bespoke shelving and storage to both alcoves, custom coffered ceiling with inset spotlighting, part panelled walls, uPVC double glazed window to the front, traditional 'column' style radiator.

##### SECOND RECEPTION ROOM/STUDY 15'7 x 12'2 (4.75m x 3.71m)

Offering a variety of uses with pleasant views of the garden via an octagonal bay window to the side aspect, uPVC double glazed window to the rear aspect, double radiator and additional single radiator.

##### KITCHEN

Fitted with a quality range of 'shaker' style units to base and wall level with contrasting granite work surfaces incorporating an inset one and a half bowl single drainer sink unit with instant hot water tap, twin mid height ovens with central microwave, integrated dishwasher, recess for 'American' style fridge/freezer, island with touch hob and inset extractor, breakfast bar, kickboard heater, parquet flooring, uPVC double window enjoying views of the rear garden, spotlighting to ceiling, traditional 'column' style radiator, storage cupboard with plumbing for a washing machine, door to the rear garden.

##### FIRST FLOOR: LANDING

uPVC double glazed window overlooking the rear garden, coving to ceiling, hatch to loft space, double radiator.

##### BEDROOM ONE 14'8 x 14'6 (4.47m x 4.42m)

A generous master bedroom with bespoke fitted wardrobes incorporating sliding doors, hanging rails and shelving, uPVC double glazed window offering beautiful views overlooking the rear garden, coving to ceiling, double radiator.

##### EN-SUITE SHOWER ROOM/WC

Fitted with a beautiful three piece suite comprising: walk-in shower area with 'waterfall' style shower over, separate shower attachment, protective glass screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back, attractive granite tops, PVC panelling and inset spotlighting to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

##### BEDROOM TWO 13'7 x 11' (4.14m x 3.35m)

uPVC double glazed windows to the front and side aspects, single radiator.

##### BEDROOM THREE 14'4 x 6'10 (4.37m x 2.08m)

Bespoke fitted cupboards with central television recess and shelving, uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

##### BEDROOM FOUR 12'4 x 7'4 (3.76m x 2.24m)

uPVC double glazed window to the front aspect, single radiator.

##### BATHROOM/WC

Fitted with a modern four piece suite and chrome fittings comprising: deep sunken bath with tiled surround, central chrome mixer tap and shower attachment, corner shower with sliding door, chrome overhead shower and separate attachment, wash hand basin with chrome mixer tap, concealed WC, recessed vanity area, fully tiled with Italian marble and under floor heating, modern chrome heated towel radiator, uPVC double glazed window to the rear aspect.

##### OUTSIDE

Externally the property is set back behind remotely accessed security gates with a striking pillared entrance. The beautifully stocked front and side gardens lead invitingly through to the stunning rear garden which has been thoughtfully landscaped and offers an enviable place for entertaining family and friends with a large sandstone patio area, attractive fish pond, decking and further raised patio with pagoda. The gardens enjoy ample storage with a large granite work top set on top of storage units. Brick storage rooms are located to both the front and rear with additional potting shed included.

##### DOUBLE GARAGE 19'7 x 17'5 (5.97m x 5.31m)

A LARGE DOUBLE GARAGE with ATTACHED WORKSHOP/STORAGE AREA (10'2 x 7'8) (3.10m x 2.34m) is located to the rear of the property, with a block paved driveway providing secure off road parking/hardstanding area in front. The garage features an up and over access door, light and power points. The garage is further fitted with a charging point for an electric car

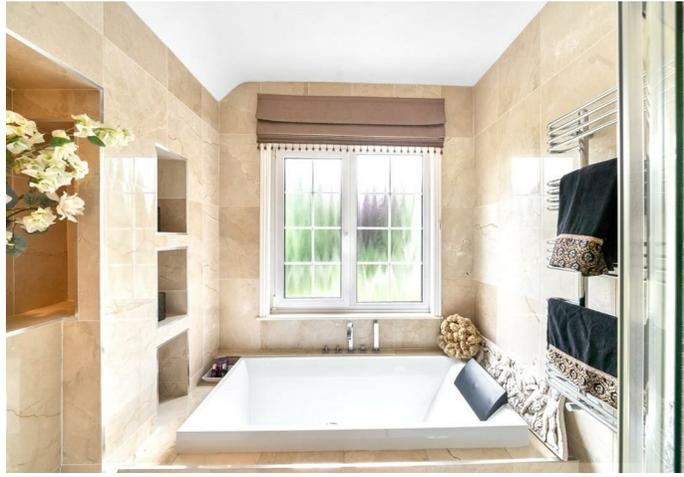
##### NB

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.

##### TENURE

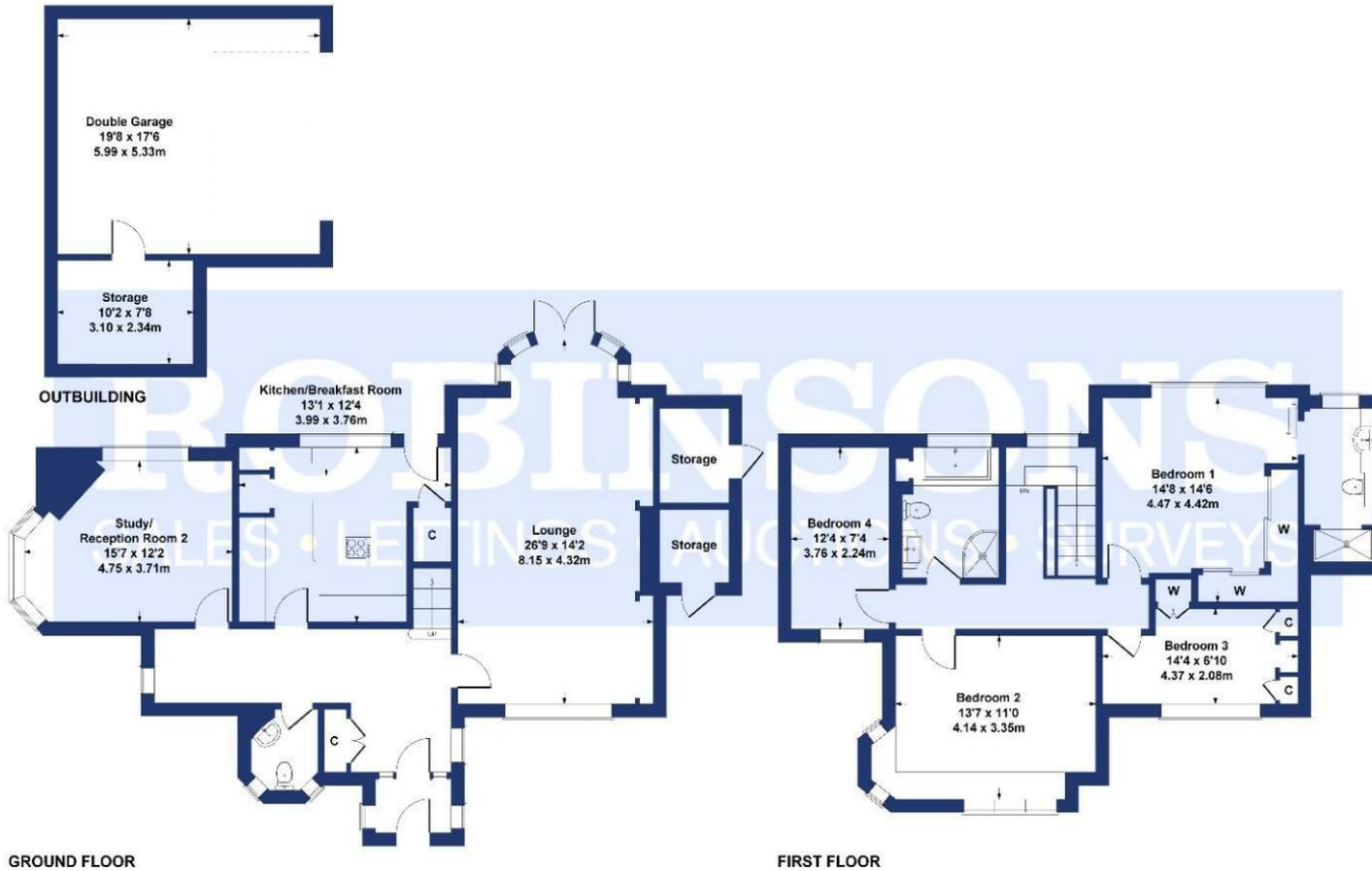
We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.





# Meadowcroft Lodge

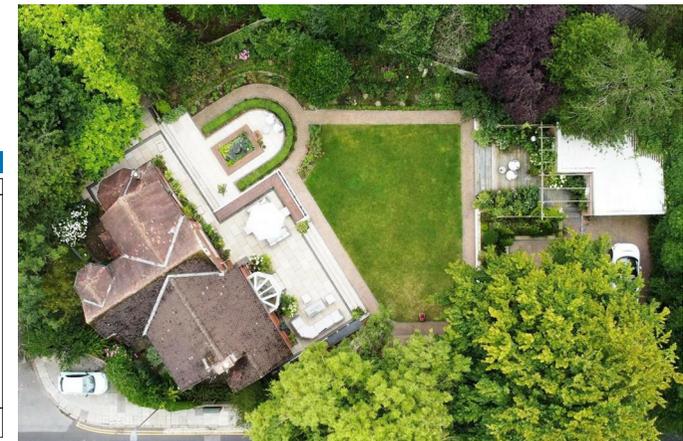
Approximate Gross Internal Area  
2407 sq ft - 224 sq m



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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