



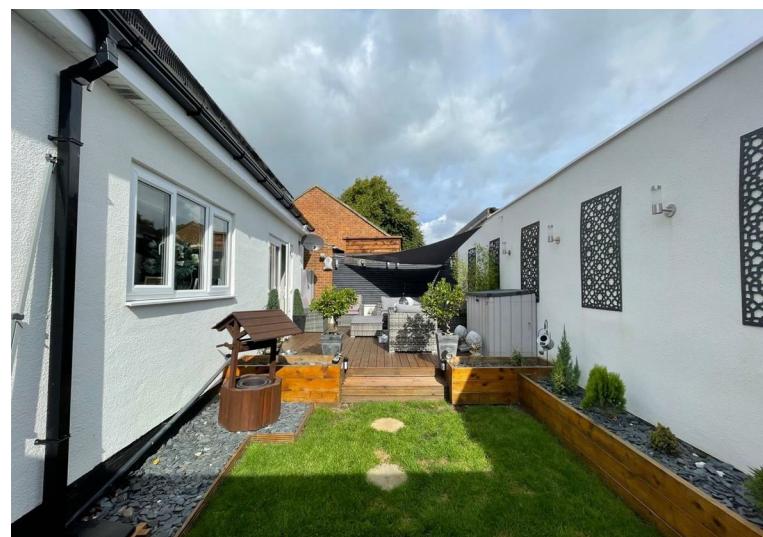
**Manor Close, Elwick, TS27 3EE**  
**3 Bed - Bungalow**  
**£315,000**

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

\*\*\*REDUCED\*\*\* Having undergone a comprehensive refurbishment project, with no expense spared, this stunning three bedroom cottage is located in the heart of Elwick village. Combining modern luxury with a versatile layout, this property will appeal to a host of potential buyers. Boasting two luxurious bathrooms, a stunning dining kitchen that opens onto the private rear garden, three good sized bedrooms and a cosy lounge. The property also benefits from solar panels which have been bought outright by the current owners.

The accommodation briefly comprises of: entrance porch opening into the hallway, lounge, open plan dining kitchen and master bedroom with en suite. To the first floor are a further two double bedrooms and a shower room.

Externally, the private rear garden is laid to lawn with raised flower beds, a sunny decking area ideal for entertaining and access to the garage. To the front of the property is a good sized block paved drive with ample off street parking leading to the 27' tandem garage.





## GROUND FLOOR

### ENTRANCE PORCH

Composite door, radiator, glass panelled door into:

### HALLWAY

Staircase to first floor landing, radiator.

### LOUNGE

17'9 x 11'9 (5.41m x 3.58m)

uPVC double glazed window to front, radiator, 'log burner' effect gas fire, oak flooring.

### DINING KITCHEN

21'1 x 10'3 (6.43m x 3.12m)

DINING AREA: uPVC double glazed French doors opening onto the rear garden, radiator, solid oak flooring.

KITCHEN AREA: fitted with an extensive range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, 'range' style cooker with illuminating extractor, integrated appliances include dishwasher, washing machine, fridge and freezer. uPVC double glazed window to rear, solid oak flooring.

### BEDROOM 1

16'1 x 9'8 (4.90m x 2.95m)

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

### EN SUITE

Stunning white and chrome suite with free standing double ended bath, walk-in shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage, low level WC, heated chrome towel rail, uPVC double glazed windows, tiled splashback.

### FIRST FLOOR LANDING

Eaves storage, access to both bedrooms and shower room.

### BEDROOM 2 (first floor)

12'6 x 9'3 plus wardrobes (3.81m x 2.82m plus wardrobes)

uPVC double glazed window, built-in wardrobes, radiator.

### BEDROOM 3 (first floor)

12'9 x 11'9 plus wardrobes (3.89m x 3.58m plus wardrobes)

uPVC double glazed window, built-in wardrobes, radiator.

### SHOWER ROOM/WC

White and chrome suite with double width walk-in shower cubicle and thermostatic shower, wash hand basin with vanity storage, low level WC, co-ordinated tiled walls and flooring, heated chrome towel rail, Velux window.

### EXTERNALLY

The private rear garden is laid to lawn with raised flower beds, a sunny decking area ideal for entertaining and access to the garage. To the front of the property is a good sized block paved drive with ample off street parking leading to the 27' tandem garage.

### TANDEM GARAGE

Electric roller shutter door, power, lighting and plumbing for a dryer.

### 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.





## Greenview

Approximate Gross Internal Area  
1031 sq ft - 105 sq m  
(Including 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. 2023



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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	79
		EU Directive 2002/91/EC	