



**The Grove, TS26 9LZ**  
**4 Bed - House - Detached**  
**£425,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: F**



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# The Grove Hartlepool TS26 9LZ

A stunning detached self build residence occupying a pleasant position on The Grove in a prestigious part of Hartlepool. The home offers spacious, well proportioned and versatile accommodation spread over two floors, with four bedrooms (three to the first floor & one to the ground floor). An ideal purchase for family requirements with three reception rooms and a superb refitted kitchen/diner. The property is complemented by quality fixtures and fittings throughout, tasteful decor and attractive flooring coverings. Other pleasing features include uPVC double glazing and alarm system.

Totalling over 2400 Sq Ft with great flexibility for the growing family. The full layout comprises: entrance porch, through to an inviting entrance hall which extends to over 24ft with turned stairs to the first floor and access to a modern guest cloakroom/WC, generous family lounge with modern inset gas fire, front sitting room and ground floor bedroom/home gym. The stunning kitchen/diner includes a beautiful range of units, integrated appliances, feature wall and French doors to the rear garden. A useful utility and additional reception room/entertainment room completes the ground floor. To the first floor are three bedrooms with the smaller bedroom being used as a dressing room, they are served by the family bathroom which incorporates a four piece suite and chrome fittings.

Externally the property occupies a set back position with a low maintenance front, featuring a block paved driveway providing useful off street parking which leads to the integral garage. A gate to the side leads through to the landscaped rear garden with paved, lawn and decked areas, ideal for entertaining. The Grove is regarded as one of the most prestigious streets in the Hartlepool area, with an internal viewing highly recommended.









## **GROUND FLOOR**

### **ENTRANCE PORCH**

7'7 x 3' (2.31m x 0.91m)

Accessed via double glazed composite entrance door with uPVC double glazed windows, custom stained wood internal door through to the hallway with uPVC double glazed side screens.

### **ENTRANCE HALL**

8'9 x 24'1 (2.67m x 7.34m)

A deep and inviting entrance hall which incorporates a turned staircase to the first floor with useful under stairs storage cupboard, uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, convector radiator, access to:

### **GUEST CLOAKROOM/WC**

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with central mixer tap and white gloss vanity cabinet below, tiling to splashback, low level WC, attractive panelling to walls, 'mosaic' effect flooring, extractor fan.

### **FAMILY LOUNGE**

13'8 x 19'11 (4.17m x 6.07m)

A generous family lounge with beautiful oak flooring, uPVC double glazed window to the front aspect, inset gas fire, coving to ceiling, double radiator.

### **SITTING ROOM**

12'5 x 10'10 (3.78m x 3.30m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, wall mounted television point, double radiator.

### **BEDROOM FOUR (HOME GYM)**

12'4 x 14'4 (3.76m x 4.37m)

Offering a variety of uses, with uPVC double glazed window to the rear aspect, built-in storage cupboard/wardrobe, fitted carpet, wall mounted television point, double radiator.

### **INNER PASSAGE**

Attractive herringbone flooring, inset spotlight to the ceiling, archway through to:

### **OPEN PLAN KITCHEN/DINING ROOM**

26' x 13'1 (7.92m x 3.99m)

### **KITCHEN AREA**

Fitted with a beautiful range of units to base and wall level with complementing quartz worktops and matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric single oven plus top oven/grill, separate five ring gas hob, built in microwave, illuminated three speed extractor over, integrated dishwasher, integrated fridge and freezer, lighting to kickboards, inset spotlighting and coving to ceiling, matching herringbone flooring, large uPVC double glazed window looking out to the rear garden, modern radiator, uPVC double glazed side door.

### **DINING AREA**

Matching units incorporating an eye-level wine cooler, glass fronted display cabinets with downlighting, four drawer base unit, lighting to kickboards, quartz worktop, matching herringbone flooring, beautiful feature wall with brick-slip tiling, breakfast bar area, uPVC double glazed French door with matching side screens to the rear, modern radiator, coving to ceiling, archway through to:

### **UTILITY ROOM**

8'10 x 9'6 (2.69m x 2.90m)

Fitted with beautiful contrasting units, quartz worktop and matching splashback, integrated washing machine, matching herringbone flooring, inset spotlighting to the ceiling, modern radiator, integral door to the garage, access to:

### **RECEPTION ROOM/ENTERTAINMENT ROOM**

7' x 29' (2.13m x 8.84m)

Offering a variety of uses with custom bar area, uPVC double glazed sliding patio doors with matching side screens to a composite decked patio area, fitted carpet, feature lighting, two convector radiators.

## **FIRST FLOOR**

### **LANDING**

8'11 x 16'1 (2.72m x 4.90m)

A large landing overlooked by a uPVC double glazed window with eaves storage below, fitted carpet, hatch to loft space, double radiator.

### **BEDROOM ONE**

12'4 x 18' (3.76m x 5.49m)

A generous master bedroom with two double glazed Velux windows to the front aspect, fitted carpet, convector radiator.

### **BEDROOM TWO**

13'5 x 15'7 (4.09m x 4.75m)

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, double radiator, walk-in storage cupboard/wardrobe with lighting (13'4 x 4')(4.06m x 1.22m).

### **BEDROOM THREE**

8'10 x 10'1 (2.69m x 3.07m)

Currently used as a dressing room with beautiful custom wardrobes and matching dressing table, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### **FAMILY BATHROOM/WC**

12'6 x 7'6 (3.81m x 2.29m)

Fitted with a four piece suite and chrome fittings comprising: inset bath with central mixer tap and shower attachment, corner shower with protective glass shower screen, pedestal wash hand basin with central mixer tap, close coupled WC, tiling to splashback, being full height to shower level, uPVC double glazed window to the side aspect, built-in storage cupboard, inset spotlighting and extractor to the ceiling, wall mounted mirror fronted vanity cabinet, chrome heated towel radiator.

### **EXTERNALLY**

The property occupies a pleasant set back position on The Grove approached by a generous block paved driveway with lawn, brick and fenced boundaries. A gate to the side leads through to the enclosed rear garden, with paved, lawn and composite decking areas enclosed by a brick and fenced boundary. An ideal space for entertaining family and friends.

### **INTEGRAL GARAGE**

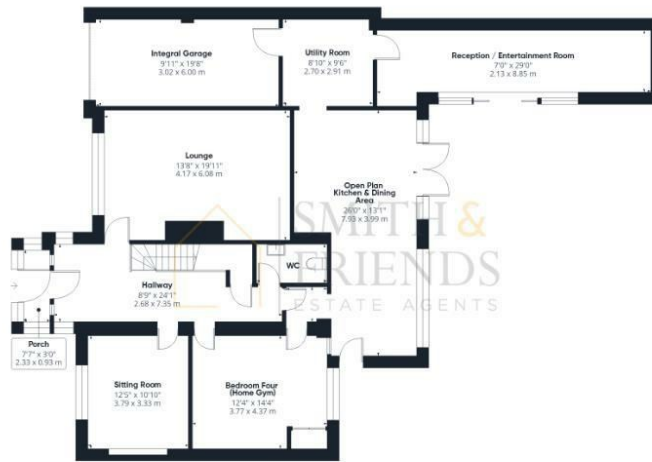
9'11 x 19'8 (3.02m x 5.99m)

Accessed via remote controlled roller door to the front, integral door from the utility room, lighting, power points, space for appliances.

### **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<sup>(1)</sup>  
 2420 ft<sup>2</sup>  
 224.7 m<sup>2</sup>

Reduced headroom  
 55 ft<sup>2</sup>  
 5.1 m<sup>2</sup>

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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. 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.

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