



**Parklands Way, West Park, TS26 0AR**  
**5 Bed - House - Detached**  
**£550,000**

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



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# Parklands Way West Park Hartlepool TS26 0AR

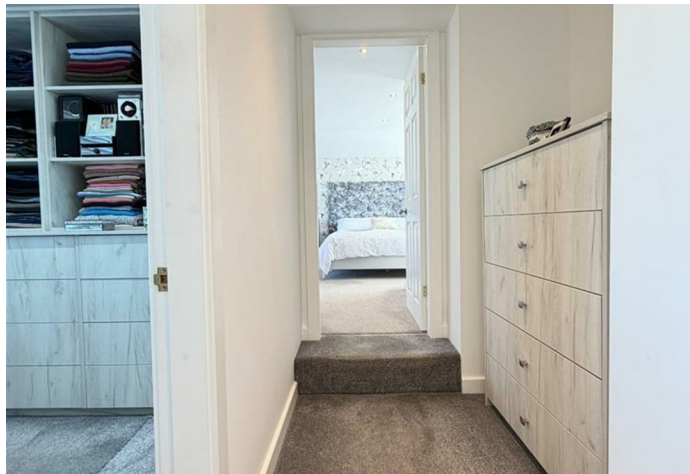
A stunning FIVE BEDROOM detached residence occupying a generous plot on Parklands Way in the prestigious West Park area of Hartlepool. The home offers thoughtfully extended, beautifully upgraded and significantly enhanced accommodation with a versatile layout ideal for family requirements. The property benefits from two reception rooms, with the extended family lounge measuring approximately 28ft, features a superb open plan kitchen/diner/family room, garden room extension, two modern en-suites and an impressive upgraded family bathroom. With a large plot, ample off street parking, double garage and landscaped rear garden, the home is likely to suit the needs of a growing family, whilst further benefits include gas central heating, uPVC double glazing, CCTV and alarm system. An internal viewing comes recommended to appreciate the space, quality of accommodation and location on offer.

The full layout briefly comprises: welcoming entrance hall with stairs to the first floor, useful guest cloakroom/WC, extended dual aspect family lounge, separate home study, superb open plan kitchen/diner/family room offering an enviable space for entertaining family and friends and measuring approximately 30ft, pleasant garden room extension, useful utility room, five generous bedrooms, the master and guest bedroom benefitting from modern en-suites, whilst the remaining bedrooms are served by the impressive refitted family bathroom. A cleverly extended home with care taken to allow generous rooms, ideal for entertaining, whilst meeting a growing family's needs.

Externally, the property is located towards the top of Parklands Way, with a low maintenance lawned front garden, large block paved driveway and integral double garage. The generous rear garden incorporates a composite decked patio area, good size lawn, further patio areas and summerhouse with log burner included. West Park Primary School is located within a short stroll.









## GROUND FLOOR

### SPACIOUS ENTRANCE HALL

A spacious and inviting entrance hall accessed via double glazed composite entrance door with matching uPVC double glazed side screens, fitted with attractive LVT 'Karndean' style flooring, oak staircase to the first floor with fitted carpet, coving to ceiling, modern vertical radiator, access to:

### GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinets below, concealed WC with matching back and granite vanity area above, coving and inset spotlighting to the ceiling, extractor fan.

### DUAL ASPECT FAMILY LOUNGE 11' x 28'1 (3.35m x 8.56m)

An extended, generous dual aspect family lounge with a large uPVC double glazed feature window looking out to the rear garden, additional uPVC double glazed bow window to the front aspect, modern wall mounted electric fire, attractive flooring, modern vertical radiator.

### HOME STUDY 13'3 x 7'4 (4.04m x 2.24m)

Offering a variety of uses with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, modern vertical radiator.

### STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM 29'9 x 12'7 (9.07m x 3.84m)

#### KITCHEN AREA

Fitted with a modern range of high gloss units to base and wall level with large brushed stainless steel handles and complementing sparkling granite worktops with matching splashback featuring a separate island with inset stainless steel sink, mixer tap, storage and breakfast bar, two built-in ovens with matching microwave above and coffee maker, separate touch hob with extractor hood over, recess for 'American' style fridge/freezer, attractive LVT 'Karndean' style flooring, uPVC double glazed French doors to the rear.

#### SITTING AREA

Log burning stove with granite base and tiled back, downlighting, matching flooring, coving to ceiling with inset spotlighting, wall mounted television point, archway through to:

### GARDEN ROOM 12'1 x 13'10 (3.68m x 4.22m)

A beautiful multi-aspect room enjoying views of the garden with five uPVC double glazed windows, matching flooring, coving to ceiling, modern vertical radiator.

### UTILITY ROOM 7'3 x 12'7 (2.21m x 3.84m)

Fitted with a range of units to base and wall level with complementing work surfaces incorporating an inset single drainer sink unit with mixer tap, recess for washing machine and space for tumble dryer, matching LVT 'Karndean' style flooring, three uPVC double glazed windows to the side aspect, uPVC double glazed French doors to the rear garden, coving and inset spotlighting to the ceiling, integral door to the garage, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, hatch to loft space, double radiator.

### BEDROOM ONE 14'10 x 19'8 (4.52m x 5.99m)

A large master suite which enjoys a dual aspect with uPVC double glazed window to the front aspect, uPVC double glazed French doors with 'Juliet' style balcony overlooking the rear garden, fitted carpet, inset spotlighting to the ceiling, convector radiator, access to:

### EN-SUITE SHOWER ROOM/WC 5'1 x 9'3 (1.55m x 2.82m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower with chrome overhead shower, protective glass shower screen, inset wash hand basin with mixer tap and vanity cabinets below, concealed WC with matching back and granite vanity area above, panelling to shower splashback, inset spotlighting, speakers and extractor to ceiling, uPVC double glazed window to the front aspect, chrome heated towel radiator.

### BEDROOM TWO 12'1 x 22'9 (3.68m x 6.93m)

A large guest bedroom which features five uPVC double glazed windows whilst enjoying viewings of the rear garden, fitted carpet, coving to ceiling, large convector radiator, dressing area with custom wardrobes, built-in storage cupboard and access to:

### EN-SUITE SHOWER ROOM/WC 7'5 x 4'5 (2.26m x 1.35m)

Fitted with a modern three piece suite and chrome fittings comprising: single corner shower cubicle with chrome frame, twin glass panelled sliding doors and overhead shower, inset wash hand basin with mixer tap and vanity cabinets below, concealed WC with matching back and granite vanity area above, attractive tiling to splashback, inset spotlighting and extractor to the ceiling, convector radiator.

### BEDROOM THREE 10'11 x 12'11 (3.33m x 3.94m)

Built-in double wardrobe with mirror fronted doors, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM FOUR/DRESSING ROOM 12'10 x 6'7 (3.91m x 2.01m)

Currently used as a dressing room with open wardrobes incorporating hanging rails, shelving and drawers, uPVC double glazed window to the rear aspect, fitted carpet, inset spotlights to the ceiling, single radiator.

### BEDROOM FIVE 8'11 x 6'10 (2.72m x 2.08m)

Built-in double wardrobe, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### FAMILY BATHROOM/WC 7'2 x 7'5 (2.18m x 2.26m)

Recently refitted with a beautiful four piece suite and copper fittings comprising: free standing bath with mixer tap over, corner shower with overhead shower and protective glass shower screen, wash hand basin with mixer tap over and vanity drawers below, concealed WC with matching back and vanity area above, attractive flooring, inset spotlighting to ceiling, uPVC double glazed window to the front aspect, heated towel radiator.

### EXTERNALLY

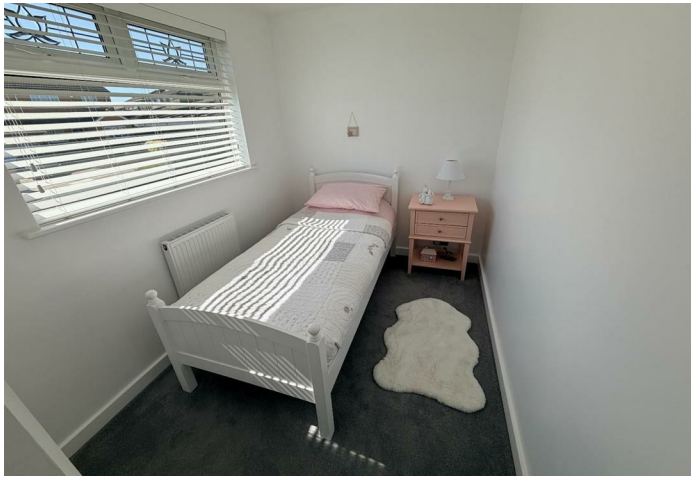
The property occupies a generous plot with a low maintenance lawned front garden, a small brick boundary wall and a large block paved driveway allowing useful off street parking. A gate to the side leads through to the rear garden which offers an enviable place for entertaining family and friends, with a large composite decked patio area, lower patio areas, lawn, well established border and includes a large SUMMERHOUSE with log burner.

### DOUBLE GARAGE 15'3 x 18'11 (4.65m x 5.77m)

Remote controlled up and over access door to the front, integral door from the utility, wall mounted Worcester gas central heating boiler, lighting and power points.

### 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>**

2691 ft<sup>2</sup>  
250 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 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

**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<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. 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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