



Ark Royal Close, Seaton Carew, TS25 1DH
3 Bed - House - Detached
£220,000

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

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SALES • LETTINGS • AUCTIONS *Tees Valley*

Ark Royal Close Seaton Carew, TS25 1DH

*** VIEWING RECOMMENDED *** A beautifully upgraded three bedroom detached property offering EXTENDED ACCOMMODATION ideal for family requirements. The home features an impressive upgraded kitchen, bathroom, en-suite and guest cloakroom, whilst being enhanced by a delightful garden room extension to the rear and useful utility room. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing, off street parking and landscaped rear garden. The full layout comprises: entrance hall with stairs to the first floor and access to a generous bay fronted lounge with modern fire surround, electric fire and double doors into the dining room which links to the kitchen and garden room extension. The kitchen is fitted with modern high gloss units and includes a range of built-in appliances. A useful utility room and guest cloakroom/WC completes the ground floor. To the first floor are three bedrooms, the master bedroom with built-in wardrobes and modern en-suite shower room, the remaining bedrooms are served by the family shower room. Externally is a low maintenance front, with block paved driveway in front of the garage providing useful off street parking. The attractive landscaped rear garden incorporates lawn and patio areas ideal for entertaining. Ark Royal Close is located in a popular part of Seaton Carew, with access via Warrior Drive. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, spindled staircase to the first floor with newel post, fitted carpet, single radiator, access to:

LOUNGE 17'2 x 11'4 (5.23m x 3.45m)

A generous family lounge with uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset remote controlled electric fire, fitted carpet, dado rail, coving to ceiling, double radiator, double doors through to the dining room.

DINING ROOM 9'11 x 8'7 (3.02m x 2.62m)

Ideally situated off the kitchen, whilst also providing access to the garden room extension via uPVC double glazed patio doors, fitted carpet, coving to ceiling, single radiator.

GARDEN ROOM 15'3 x 8'9 (4.65m x 2.67m)

Currently used as an additional sitting area and offering a pleasant transition between the home and garden via double glazed patio doors, uPVC double glazed windows, tinted glass roof, modern laminate flooring, wall mounted electric radiator.

KITCHEN 9'11 x 8'10 (3.02m x 2.69m)

Fitted with a modern range of gloss units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, integrated fridge and freezer, five drawer unit to base level, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, tiled flooring, double radiator, useful under stairs storage cupboard, access to utility room.

UTILITY ROOM

Fitted worktop with space below for appliances including plumbing for washing machine and space for tumble dryer, eye level unit, Baxi Assure boiler, uPVC double glazed door and window to the rear aspect, 'tile' effect flooring, single radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and gloss vanity drawers below, concealed WC with matching grey gloss back and vanity area above, attractive tiling to part walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator, fitted extractor fan.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, useful storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE 12'7 x 9' (3.84m x 2.74m)

A good sized master bedroom with built-in wardrobes, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, double radiator.

EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled door and chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls, PVC panelling and inset spotlighting to ceiling, extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO 10'7 x 9' (3.23m x 2.74m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE 9' x 7'4 (2.74m x 2.24m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, single radiator.

FAMILY SHOWER ROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, wash hand basin with chrome mixer tap and white gloss vanity drawers below, concealed WC with tiled back and granite vanity area above, attractive tiling to walls, PVC panelling and inset spotlighting to ceiling, uPVC double glazed window to the side aspect, fitted extractor fan, wall mounted vertical radiator.

OUTSIDE

The property features a low maintenance, open plan lawned front garden, with a block paved driveway providing useful off street parking. A gate to the side of the property leads through to the enclosed and attractively landscaped rear garden with patio area, lawn and well established border, with part fence and brick boundary.

GARAGE

Accessed via roller door to the front, light and power points.

NB

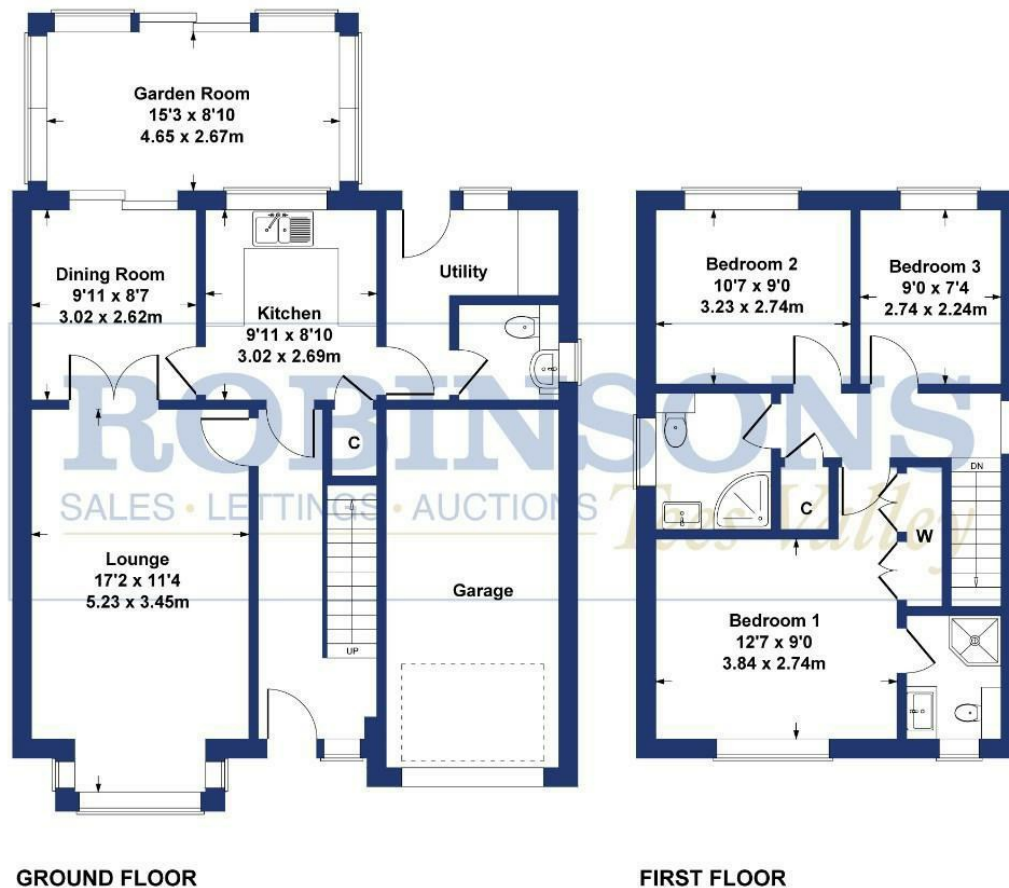
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Ark Royal Close

Approximate Gross Internal Area
1429 sq ft - 133 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



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		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 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..

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