



**North Close, Elwick, TS27 3EQ**  
**4 Bed - House - Detached**  
**£325,000**

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





# North Close

## Elwick Hartlepool TS27 3EQ

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* An impressive FOUR BEDROOM detached property occupying a pleasant position on North Close with a beautiful open outlook to the rear. The home has been enhanced and extended with a generous double storey side and rear extension to offer a spacious, well proportioned and versatile layout, ideal for family requirements. A rarity to the market, with an internal viewing recommended to appreciate the undoubted potential on offer.

The ground floor layout comprises: entrance porch with access to a useful guest cloakroom/WC, generous open plan lounge and dining room, leading through to the conservatory extension, spacious kitchen/breakfast room and useful utility room with integral door to the garage. To the first floor are four bedrooms, with an extremely spacious master bedroom measuring over 20ft with a good size en-suite shower room. The remaining bedrooms are served by the family bathroom which incorporates a four piece suite.

Externally the property is set back, with a low maintenance front garden, whilst a block paved driveway provides useful off street parking in front of the integral double garage. A gate to the side leads through to a side area with useful storage shed. The rear garden offers huge potential, enjoys beautiful open views and leads down to the stream below. A great place for entertaining family and friends, with a south westerly aspect. North Close is located in a popular part of Elwick Village, adjacent to St Peter's Primary School and within easy access of the A19.

















**GROUND FLOOR**

**ENTRANCE PORCH**

5'2 x 5'11 (1.57m x 1.80m)

Accessed via uPVC double glazed entrance door with matching side screen, coving to ceiling, single radiator, glazed internal door to the open plan lounge/dining room.

**GUEST CLOAKROOM/WC**

5'1 x 3'3 (1.55m x 0.99m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome mixer tap and tiled splashback, close coupled WC, uPVC double glazed window to the side aspect, extractor fan, single radiator.

**OPEN PLAN LOUNGE & DINING ROOM**

**DINING AREA**

11'6 x 10'7 (3.51m x 3.23m)

Stairs to the first floor with double radiator below, coving to ceiling.

**LOUNGE AREA**

21'10 x 11'11 (6.65m x 3.63m)

uPVC double glazed bow window to the front aspect, glazed window into the conservatory extension, coving to ceiling, two double radiators, door in to the conservatory.

**CONSERVATORY EXTENSION**

11'3 x 10'3 (3.43m x 3.12m)

Offering beautiful views of the rear garden and fields behind, with uPVC double glazed French doors opening to the garden, tiled flooring, double radiator, fanlight.

**KITCHEN**

10'1 x 10'2 (3.07m x 3.10m)

Fitted with a range of cream 'shaker' style units to base and wall level with contrasting granite worktops and matching splashback incorporating an inset one and a half bowl stainless steel sink unit with mixer tap, pelmet above with down lighting, built-in electric double oven with separate four ring touch hob and extractor hood over, tiling to splashback, integrated fridge and freezer, integrated dishwasher, tiled flooring, uPVC double glazed window to the rear aspect, single radiator, archway to:

**DINING ROOM**

16'10 x 9'6 (5.13m x 2.90m)

uPVC double glazed bow window overlooking the rear garden, matching tiled flooring, two double radiators, access to:

**UTILITY ROOM**

10'10 x 5'10 (3.30m x 1.78m)

Fitted units to base and wall level with a contrasting work surface incorporating an inset single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, recess for dryer, space for free standing fridge/freezer, tiled splashback and flooring, door to the rear garden, integral door to the garage, single radiator.

**FIRST FLOOR**

**LANDING**

Access to bedrooms and bathroom, hatch to loft space.

**BEDROOM ONE**

19'7 x 16'1 (5.97m x 4.90m)

A generous dual aspect master bedroom which enjoys an open view of the fields behind, coving to ceiling, inset spotlighting above bed area, hatch to additional roof space, double radiator, access to:

**EN-SUITE SHOWER ROOM/WC**

6'8 x 7'11 (2.03m x 2.41m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with space saving folding doors and chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinets below, close coupled WC, tiling to splashback, uPVC double glazed window to the rear aspect, again, offering pleasant views of the fields behind, heated towel radiator.

**BEDROOM TWO**

11'4 x 10'9 (3.45m x 3.28m)

Wall to wall fitted wardrobes with overhead storage space, uPVC double glazed window to the front aspect, single radiator.

**BEDROOM THREE**

10'5 x 10'3 (3.18m x 3.12m)

Wall to wall fitted wardrobes with overhead storage space, uPVC double glazed window to the rear aspect, again, offering pleasant views of the fields behind, single radiator.

**BEDROOM FOUR**

8'9 x 9'11 (2.67m x 3.02m)

Previously used as a home office with over stairs storage area, uPVC double glazed window to the front aspect, single radiator.

**FAMILY BATHROOM/WC**

6'9 x 8'6 (2.06m x 2.59m)

Fitted with a four piece suite comprising: panelled bath with mixer tap, shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tiling to walls, uPVC double glazed window to the rear aspect, built-in storage cupboard, convector radiator, heated towel radiator.

**EXTERNALLY**

The property occupies a pleasant set back position, with a low maintenance lawned front garden. A block paved driveway provides useful off street parking and leads to the integral double garage. A useful storage shed is located to the side of the property. The rear garden enjoys a high degree of privacy, south westerly aspect and features lawn and patio areas, with steps down to a further patio area and stream below.

**INTEGRAL DOUBLE GARAGE**

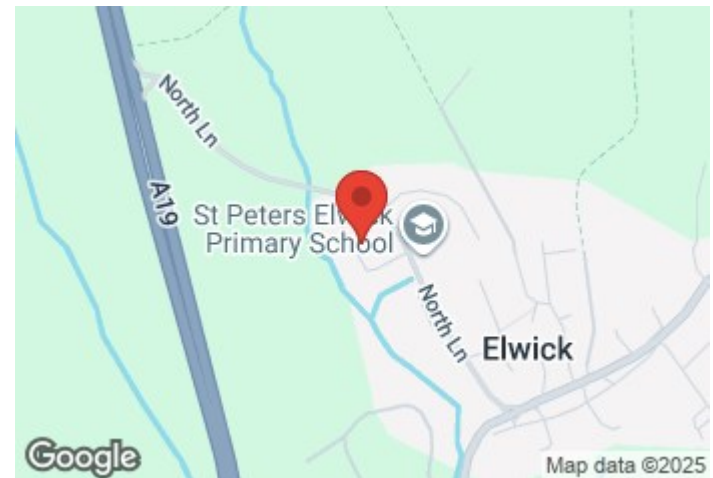
16'7 x 16'2 (5.05m x 4.93m)

Accessed via a remote controlled roller door to the front, integral door from the utility room, lighting and sockets.

**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.









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.

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		

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