



Woodlands Grove, TS26 0EJ
4 Bed - Bungalow - Dormer Detached
£374,950

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

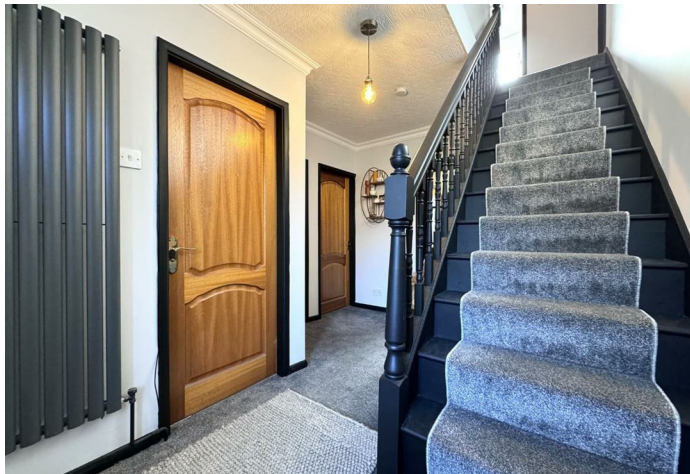


**SMITH &
FRIENDS**
ESTATE AGENTS

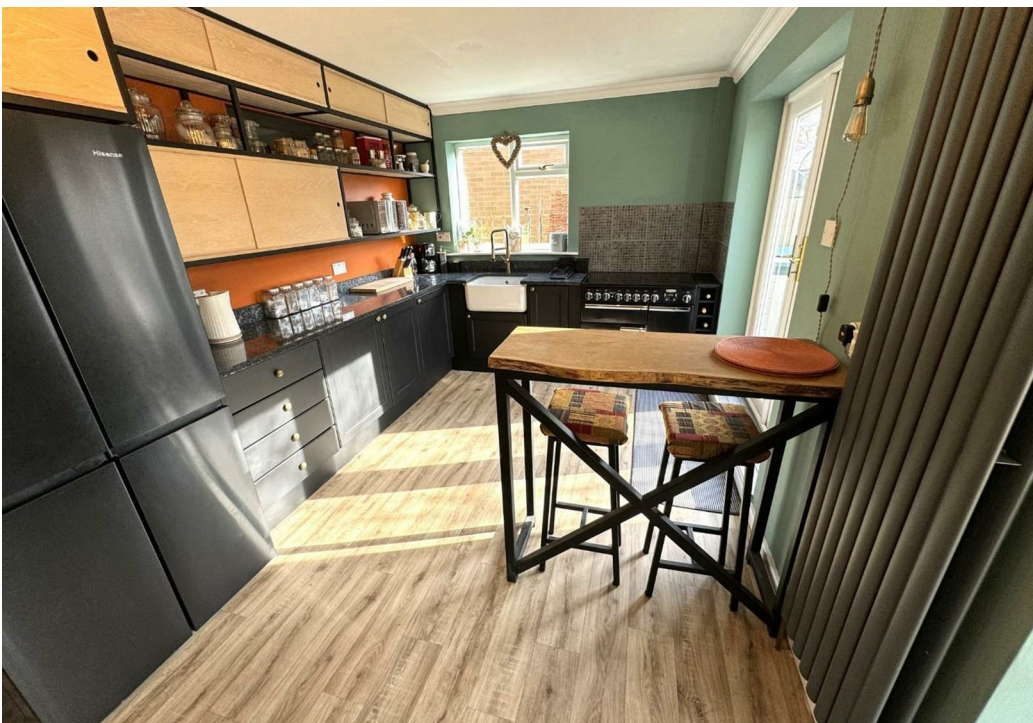
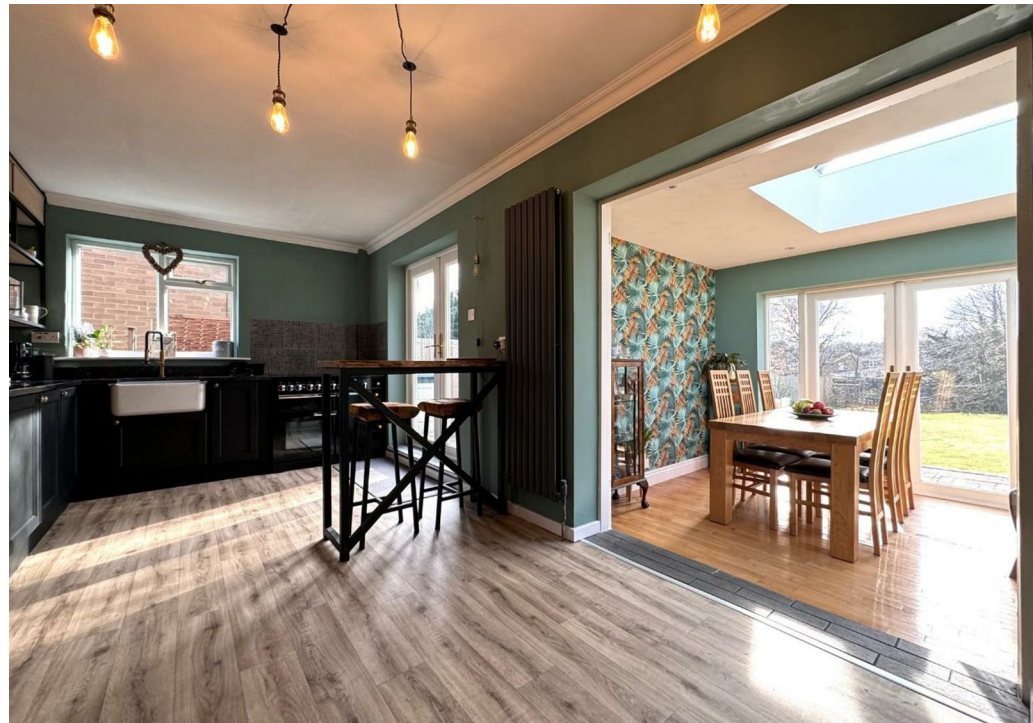
Woodlands Grove

Hartlepool TS26 0EJ

An impressive FOUR BEDROOM detached SELF BUILD dormer bungalow occupying a generous plot on Woodlands Grove. The home offers spacious, well proportioned and versatile accommodation, ideal for a variety of buyers, with two ground floor bedrooms, two further first floor bedrooms, two reception rooms and two bathrooms. The home features a converted garage and rear extension, whilst further benefits include gas central heating, uPVC double glazing, ample off street parking and generous rear garden, ideal for entertaining. The ground floor layout comprises: entrance hall with stairs to the first floor, guest WC, cloaks/laundry room, good size lounge with multi-fuel stove, generous garden room extension with roof lantern and two sets of French doors into the rear garden, kitchen/breakfast room, two bedrooms and ensuite shower room to the master bedroom. To the first floor are two spacious bedrooms which benefit from mirrored wardrobes, they are served by an additional first floor shower room. Externally the property is pleasantly set back from the road, with a lawned front garden, established border and block paved driveway. The generous enclosed rear garden offers an enviable place for entertaining family and friends with large lawn, patio area, bar area, sheltered seating area and summerhouse. Woodlands Grove is located adjacent to High Tunstall School and within a short stroll of Ward Jackson Park. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, stairs to the first floor with under stairs storage cupboard, fitted carpet, coving to ceiling, modern vertical radiator.

GENEROUS LOUNGE

21'7 x 11'9 (6.58m x 3.58m)

A generous lounge with large uPVC double glazed bow window to the front aspect, inset multi fuel stove with oak mantle above, fitted carpet, coving to ceiling, opening to;

GARDEN ROOM EXTENSION

20'8 x 9'8 (6.30m x 2.95m)

Incorporating seating and dining space with beautiful views of the rear garden via twin sets of uPVC double glazed French doors, generous roof lantern allowing a high degree of natural light, attractive oak flooring, inset spot lights to ceiling, modern vertical radiator.

KITCHEN/BREAKFAST ROOM

18'4 x 9'6 (5.59m x 2.90m)

Fitted with a range of units to base and wall level with granite worktops and matching splashback, Belfast style sink with mixer tap, space for cooking range with tiled splashback, space for American style fridge/freezer, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the side aspect, laminate flooring, storage and shelved display area, modern vertical radiator.

GUEST WC

Fitted with a two piece suite comprising corner wash hand basin with mixer tap, low level WC, tiled walls, contrasting sparkling granite style tiled floor, coving to ceiling, uPVC double glazed window to the front aspect.

LAUNDRY / CLOAKS ROOM

Fitted worktop with space below for washing machine, storage cupboard with gas central heating boiler.

BEDROOM ONE

12'10 x 8'4 (3.91m x 2.54m)

Currently used as guest bedroom with modern laminate flooring, uPVC double glazed French doors to the rear garden, convector radiator, access to;

EN-SUITE SHOWER ROOM

7'2 x 8'4 (2.18m x 2.54m)

Walk in shower area with electric shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, concealed WC with matching white gloss back, panelling to walls and ceiling, extractor fan, spot lighting, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO

9'6 x 8'0 (2.90m x 2.44m)

Currently used as a home study with uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the side aspect, fitted carpet, convector radiator.

FIRST FLOOR

LANDING

Storage cupboard, fitted carpet, coving to ceiling, hatch to loft space.

BEDROOM THREE

16'4 into wardrobes x 12'3 (4.98m into wardrobes x 3.73m)

A good size bedroom with wall to wall mirrored wardrobes, uPVC double glazed dormer style window to the front aspect, fitted carpet, convector radiator.

BEDROOM FOUR

16'4 into wardrobes x 11'8 (4.98m into wardrobes x 3.56m)

Another generous bedroom with wall to wall mirrored wardrobes, uPVC double glazed dormer style window to the front aspect, storage cupboard, fitted carpet, convector radiator.

SHOWER ROOM

8'0 x 5'5 (2.44m x 1.65m)

Fitted with a modern three piece suite and chrome fittings comprising; walk in shower area with electric shower and protective glass screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, corner WC, tiling and panelling to walls, contrasting sparkling granite style tiled flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant set back position, approached by a long block paved driveway. A gate to the side, leads through to the generous enclosed rear garden with large lawn, block paved patio, sheltered seating area, external bar, summer house and storage shed. The rear garden enjoys a high degree of privacy with established tree's and includes security and feature lighting. A great place for entertaining family and friends.

NB

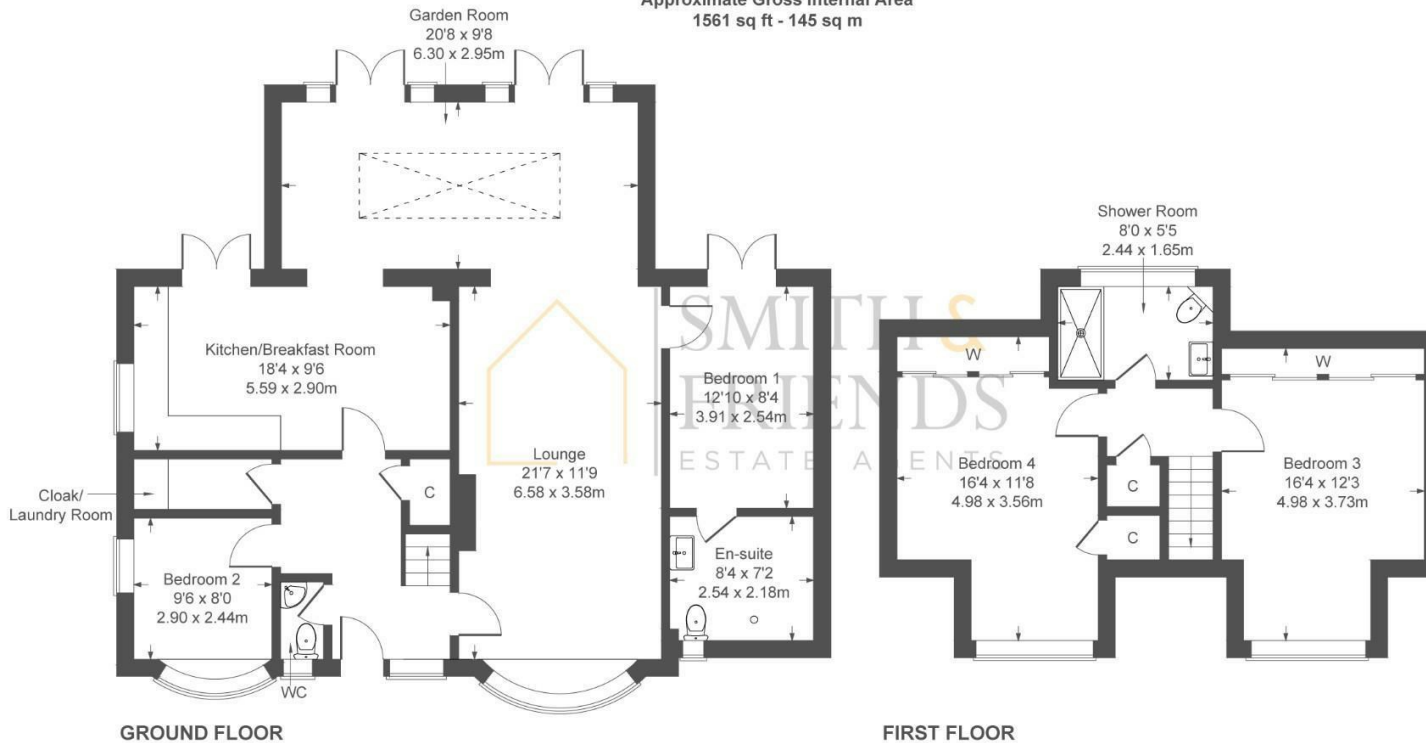
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Woodlands Grove

Approximate Gross Internal Area
1561 sq ft - 145 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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) 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	58	77
	EU Directive 2002/91/EC	



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS