



The Paddock, Elwick, TS27 3DZ
4 Bed - House - End Terrace
£280,000

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



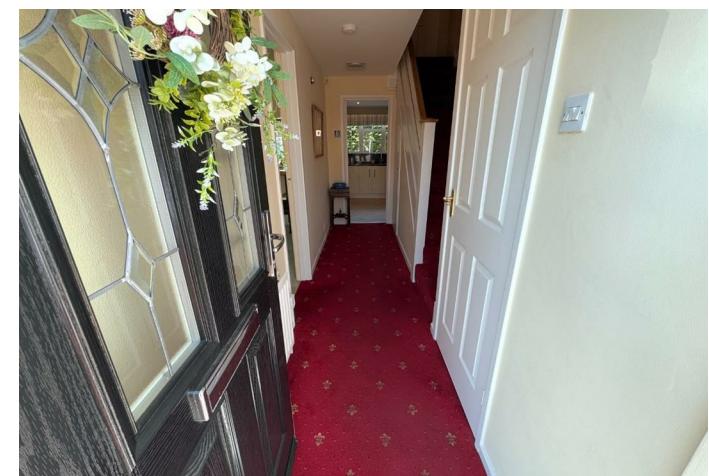
**SMITH &
FRIENDS**
ESTATE AGENTS

The Paddock Elwick, Hartlepool, TS27 3DZ

An impressive FOUR BEDROOM end terraced property located in the heart of Elwick Village. The home offers extended, upgraded and thoughtfully reworked accommodation ideal for family requirements, with two reception rooms, quality kitchen, modern shower room and the addition of a stunning en-suite bathroom (original fifth bedroom). A rarity to the market, with further benefits including gas central heating, uPVC double glazing, off street parking, integral garage and landscaped rear garden.

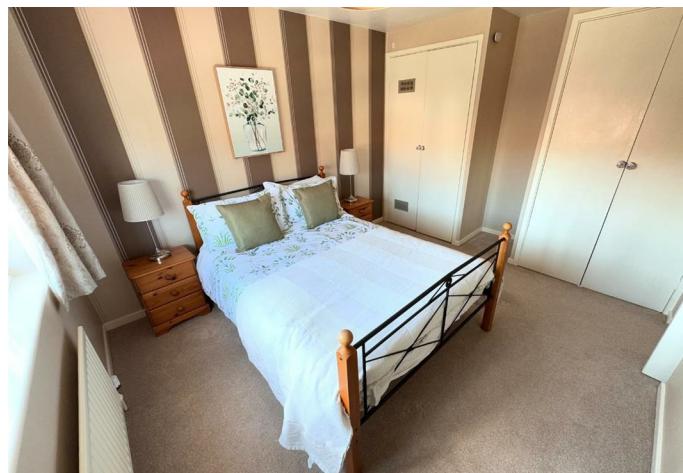
The deceptively spacious and well proportioned layout comprises: entrance hall with stairs to the first floor, cloakroom/ground floor WC, front lounge with bow window, extended rear reception room/dining room, kitchen/breakfast room with a range of integrated appliances, four good size bedrooms, stunning recently fitted en-suite bathroom and modern family shower room.

Externally is a low maintenance front garden, with a double width block paved driveway allowing useful off street parking, whilst leading to the integral garage. The landscaped rear garden should prove to be low maintenance and enjoys a good degree of privacy with a westerly aspect meaning it should prove to be a suntrap in the summer months. The Paddock is situated off Manor Close in a popular part of the village, with easy access to The Green and St Peter's Primary School. **VIEWING RECOMMENDED.**









GROUND FLOOR

ENTRANCE HALL

A deep entrance hall which is accessed via a double glazed composite entrance door, staircase to the first floor with under stairs storage cupboard, fitted carpet, double radiator, access to:

GUEST CLOAKROOM/WC

4'8 x 2'8 (1.42m x 0.81m)

Fitted with a two piece white suite comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, tiling to splashback, uPVC double glazed window to the front aspect.

FRONT LOUNGE

15'1 x 11'11 (4.60m x 3.63m)

A pleasant lounge which incorporates a uPVC double glazed bow window to the front aspect, coving and inset spot lighting to ceiling, television point, radiator with cover included, double doors through to:

EXTENDED REAR RECEPTION ROOM/DINING ROOM

19'2 x 10'6 (5.84m x 3.20m)

Offering ample seating and dining space, whilst enjoying views of the rear garden from a large uPVC double glazed window, uPVC double glazed French doors with matching side screen opening to a decked patio area, coving to ceiling, two radiators with covers included, internal door to the kitchen.

KITCHEN/BREAKFAST ROOM

10'4 x 16'8 (3.15m x 5.08m)

Fitted with a quality range of cream 'shaker' style units to base and wall level with contrasting granite worktops and matching splashback incorporating an inset stainless steel sink with chrome mixer tap, built-in eye-level double oven with warming tray below, adjacent integrated microwave, separate four ring halogen hob with extra hood over, integrated fridge and freezer, integrated dishwasher, downlighting to eye-level units, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, Karndean flooring, matching breakfast bar/dining area with granite top, modern vertical radiator with mirror, integral door to the garage.

FIRST FLOOR

LANDING

An 'L' shaped landing with built-in double storage cupboard, hatch to loft space, access to bedrooms and shower room.

BEDROOM ONE

15'5 x 8'5 (4.70m x 2.57m)

uPVC double glazed window to the front aspect, built-in double wardrobe, double radiator, access to:

EN-SUITE BATHROOM/WC

7'5 x 9' (2.26m x 2.74m)

A stunning en-suite which incorporates a three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap, overhead shower and separate attachment, Tavistock

vanity unit with inset wash hand basin and mixer tap, illuminated circular vanity mirror above, concealed WC with vanity area above, stunning tiling to walls with complementing tiled flooring, uPVC double glazed window to the front aspect, inset spot lighting and extractor fan to ceiling, modern heated towel radiator.

BEDROOM TWO

10'9 x 10'3 (3.28m x 3.12m)

A good size bedroom with wall to wall fitted wardrobes, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

10'9 x 9'9 (3.28m x 2.97m)

Two built-in double wardrobes, uPVC double glazed window to the front aspect, single radiator.

BEDROOM FOUR

10'3 x 8'5 (3.12m x 2.57m)

Currently used as a home study with uPVC double glazed window to the rear aspect, single radiator.

FAMILY SHOWER ROOM/WC

6'8 x 8'4 (2.03m x 2.54m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and overhead shower, inset 'vanity' style wash hand basin with chrome mixer tap and storage below, concealed WC with matching back and vanity area above, built-in storage, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, wall mounted illuminated vanity mirror, contemporary orange panelled radiator.

EXTERNALLY

The property features a low maintenance, part lawned front garden, with a double width block paved driveway providing useful off street parking, whilst leading to the integral garage. A gate to the side of the property leads through to the beautifully landscaped rear garden which incorporates a generous decked patio area, artificial turf, Indian sandstone paving, fenced boundaries, planted areas and raised planters. The rear garden should prove to be a suntrap in the summer months enjoying a westerly aspect.

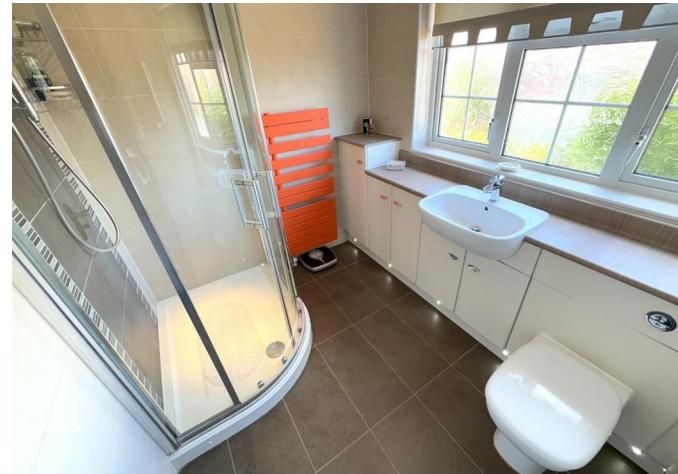
INTEGRAL GARAGE

17' x 8'8 (5.18m x 2.64m)

Access to the front via an up and over door, integral door from the kitchen, lighting, sockets, plumbing for washing machine.

NB

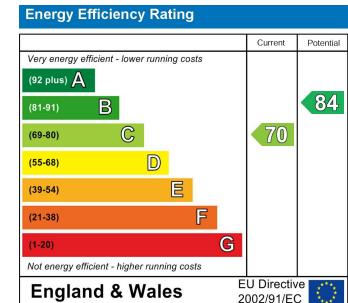
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Approximate total area⁽¹⁾

1477.97 ft²
137.31 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

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