



Tavistock Close, TS27 3LB
4 Bed - House - Detached
£277,500

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Tavistock Close Hartlepool TS27 3LB

*** EARLY VIEWING RECOMMENDED *** A superb four bedroom detached property occupying a prime tucked back position on Tavistock Close with a beautiful westerly aspect rear garden. The home offers spacious and well proportioned accommodation, with the benefit of three reception rooms, whilst further featuring a modern upgraded kitchen, bathroom and en-suite. The accommodation is warmed by gas central heating with newly installed boiler and radiators (installed 08.08.2020), features uPVC double glazing and offers neutral decoration throughout. An ideal purchase for family requirements, with a layout that briefly comprises: entrance hall with stairs to the first floor, double doors into the dining room and further access to both the lounge and kitchen. The generous lounge includes an attractive feature fire surround, gas fire and double doors into a pleasant garden room. The kitchen/breakfast room is fitted with quality units to base and wall level with granite worktops, integrated dishwasher and space for a large cooking range. A useful utility room includes an integrated fridge/freezer and space for washing machine and dryer. The cloakroom/WC completes the ground floor accommodation, whilst to the first floor a delightful landing with large bay and distant sea view gives access to four bedrooms, the master with double wardrobes and modern en suite shower room. The remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden with a long driveway providing ample off street parking, whilst leading to a good sized garage. The beautiful rear garden should prove to be a suntrap in the summer months and enjoys a high degree of privacy. A useful storage shed to the side of the property is included in the asking price.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with attractive Karndean flooring, spindled staircase to the first floor with newel post, fitted carpet and under stairs storage cupboard, dado rail, coving to ceiling, upgraded convector radiator, double doors into the dining room.

DINING ROOM 10'11 x 10'8 (3.33m x 3.25m)

Matching Karndean flooring, uPVC double glazed window to the front aspect, coving to ceiling, upgraded convector radiator.

LOUNGE 21'5 x 10'10 (6.53m x 3.30m)

A generous family lounge with a uPVC double glazed bay window to the front aspect, matching Karndean flooring, attractive feature fire surround with inset chrome 'coal' effect gas fire, coving to ceiling, television point, two upgraded convector radiators, double doors into the garden room.

GARDEN ROOM 10'10 x 7'7 (3.30m x 2.31m)

A pleasant garden room with uPVC double glazed windows and uPVC double glazed French doors to the rear garden, matching Karndean flooring, upgraded convector radiator.

KITCHEN/BREAKFAST ROOM 12'2 x 10'3 (3.71m x 3.12m)

Fitted with a quality range of 'walnut' style units to base and wall level with brushed stainless steel handles and contrasting granite worktops with matching splashback incorporating an inset one and a half bowl stainless steel sink unit with mixer tap, recess for free standing cooking range (can be included upon separate negotiation) with illuminated three speed extractor hood over, integrated dishwasher, four drawer unit to base level, breakfast bar area, attractive tiled flooring, uPVC double glazed window looking out to the rear garden, inset spotlighting to ceiling, chrome heated towel radiator, access to utility room.

UTILITY ROOM 6'4 x 5'1 (1.93m x 1.55m)

A useful utility room with integrated fridge/freezer with matching unit fronts, recess with plumbing for washing machine, recess for dryer, wall mounted gas central heating boiler, uPVC double glazed door to the rear garden, uPVC double glazed window, matching tiled flooring, upgraded convector radiator, access to ground floor cloakroom/WC.

GROUND FLOOR CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps, low level WC, attractive tiling to half walls, matching tiled flooring, uPVC double glazed window to the side aspect, upgraded convector radiator.

FIRST FLOOR: LANDING

A large uPVC double glazed bay window to the front aspect allows a pleasant rooftop view over the town with a distant sea view on a clear day, storage cupboard, fitted carpet, upgraded convector radiator, hatch to boarded loft space ideal for storage purposes with pull down ladder.

BEDROOM 1 11' x 10'3 (3.35m x 3.12m)

A good sized master bedroom with 'his & hers' double wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, television point, upgraded convector radiator, access to en suite.

EN SUITE SHOWER ROOM/WC 7'3 x 3'8 (2.21m x 1.12m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with chrome frame, glass sliding panel door and chrome overhead shower with separate attachment, wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, attractive tiling to splashback, vanity mirror, uPVC double glazed window to the rear aspect, PVC panelling and spotlighting to ceiling, extractor fan, chrome heated towel radiator.

BEDROOM 2 11'1 x 8'10 (3.38m x 2.69m)

Built-in double wardrobe, uPVC double glazed window, again, offering an attractive distant view, fitted carpet, upgraded convector radiator.

BEDROOM 3 11'3 x 6'6 (3.43m x 1.98m)

uPVC double glazed window to the front aspect, again, offering a pleasant distant view, fitted carpet, convector radiator.

BEDROOM 4 8'3 x 6'8 (2.51m x 2.03m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BATHROOM 7'3 x 6'4 (2.21m x 1.93m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiling to splashback, uPVC double glazed window to the rear aspect, PVC panelling and inset spotlighting to ceiling, fitted extractor fan, chrome heated towel radiator.

OUTSIDE

The property features a low maintenance, part lawned front garden with a generous paved driveway providing ample off street parking, whilst leading to the detached garage. A gate to the side of the property leads through to the westerly aspect rear garden which should prove to be a suntrap in the summer months. The garden incorporates various patio and lawned areas with well stocked borders and ample privacy backing onto open land to the rear. A long storage shed to the adjacent side of the property provides external storage.

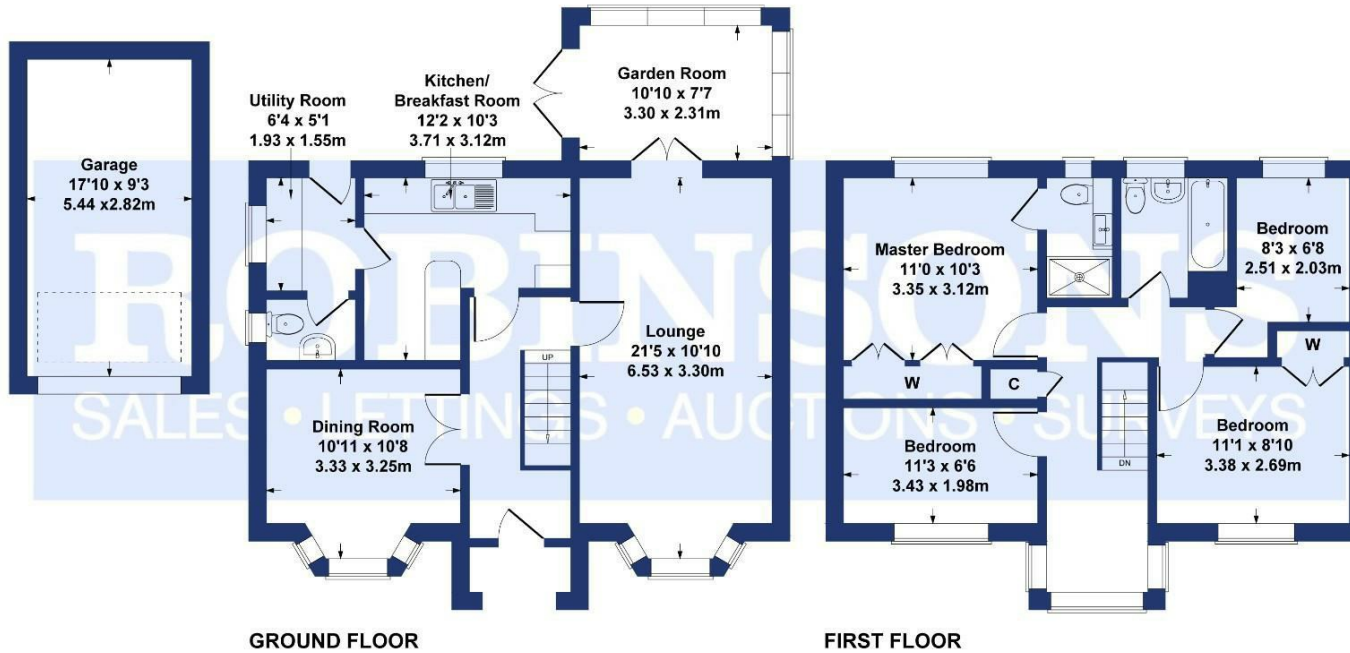
GARAGE 17'10 x 9'3 (5.44m x 2.82m)

Accessed via an up and over door to the front, electric light, power points, ample overhead storage space.



Tavistock Close

Approximate Gross Internal Area
1426 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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