

Barford Close, Fens, TS25 2RQ
4 Bed - House - Detached
£295,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D

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Barford Close
Fens, Hartlepool, TS25 2RQ



*** NO CHAIN INVOLVED *** An impressive FOUR BEDROOM detached home occupying a pleasant set back position on Barford Close, in a popular part of the Fens Estate. Offering spacious accommodation ideal for family living, the property benefits from parking for three cars, TWO GARAGES and a generous SOUTH WEST FACING REAR GARDEN. A standout feature is the additional double length garage, measuring approximately 37ft with increased head height, ideal for housing a large motorhome.

The accommodation includes a lounge with a modern media wall, separate dining room, spacious kitchen/breakfast room and conservatory extension, complemented by a recently upgraded bathroom and guest WC. Further benefits include gas central heating and uPVC double glazing.



The internal layout briefly comprises: entrance porch leading to a welcoming hallway with stairs to the first floor and access to the guest cloakroom/WC. The lounge opens into the dining room, which connects to both the kitchen/breakfast room and conservatory. To the first floor are four bedrooms, served by a recently refitted bathroom incorporating a three piece white suite with modern black fittings.

Externally, the low maintenance front garden is accompanied by a double driveway leading to the original single garage, with a further driveway providing access to the double length garage. The enclosed south west facing rear garden enjoys a good degree of privacy, backing onto Brandon Close, with lawn and patio areas. Barford Close is situated in a pleasant part of the Fens Estate, with access via Catcote Road. VIEWING RECOMMENDED.







































GROUND FLOOR

ENTRANCE PORCH
5'8 x 3'1 (1.73m x 0.94m)
Accessed via double glazed composite entrance door with uPVC double glazed side screens, modern laminate flooring, uPVC double glazed internal door to the hall with matching side screen, panelled ceiling.

ENTRANCE HALL
6' x 9'3 (1.83m x 2.82m)
Matching laminate flooring, useful cloaks cupboard, staircase to the first floor with fitted carpet, coving to ceiling, modern vertical radiator, archway through to the lounge.

MODERN GUEST WC
4'3 x 5'7 (1.30m x 1.70m)
Refitted with a beautiful two piece suite and chrome fittings comprising: inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to walls with contrasting white panelled ceiling incorporating an inset spotlight and extractor fan, modern laminate flooring, wall mounted illuminated vanity mirror.

FAMILY LOUNGE
10' x 13'10 (3.05m x 4.22m)
Matching laminate flooring, modern media wall incorporating an inset electric fire, TV recess, media and display areas and feature lighting, large uPVC double glazed bow window to the front aspect, modern twin vertical radiators, coving to ceiling, internal door through to:

SITTING ROOM/DINING ROOM
10' x 10'5 (3.05m x 3.18m)
Ideally situated off the kitchen, whilst incorporating uPVC double glazed patio doors to the conservatory extension, modern laminate flooring, coving to the ceiling, modern vertical radiator.

CONSERVATORY
17'2 x 6'11 (5.23m x 2.11m)
A pleasant conservatory extension which incorporates uPVC double glazed patio doors to the rear, additional uPVC double glazed door to the side, modern laminate flooring, integral door to the double garage, modern panelled radiator, lighting and sockets.

KITCHEN/BREAKFAST ROOM
16'4 x 10'8 (4.98m x 3.25m)
Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and illuminated three speed extractor hood over, recess for free standing fridge, recess with plumbing for washing machine, uPVC double glazed window looking out to the rear garden, useful under stairs storage cupboard, breakfast bar area, uPVC double glazed internal door with matching side screen to the conservatory, laminate flooring, coving to ceiling, modern vertical radiator, integral door to the single garage.

FIRST FLOOR

LANDING
Built-in storage cupboard, fitted carpet, coving to ceiling, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE
10'1 x 12'9 (3.07m x 3.89m)
Fitted with modern laminate flooring, large uPVC double glazed window to the front aspect, coving to the ceiling, single radiator.

BEDROOM TWO
10' x 9'6 (3.05m x 2.90m)
Two built-in double wardrobes, uPVC double glazed window overlooking the rear garden with an attractive distant view, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE
7'8 x 13'9 (2.34m x 4.19m)
Two built-in double wardrobes, uPVC double glazed window, again, overlooking the rear garden with an attractive distant view, fitted carpet, coving to ceiling, single radiator.

BEDROOM FOUR
7'9 x 9'1 (2.36m x 2.77m)
Built-in single wardrobe/storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

FAMILY BATHROOM/WC
7'11 x 5'7 (2.41m x 1.70m)
Refitted with a beautiful three piece suite and modern black fittings comprising: oversized bath with mixer tap and shower attachment, modern electric shower over with spray jets and shower attachment, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to splashback, contrasting white panelled ceiling, illuminated wall mounted vanity mirror, uPVC double glazed window to the rear aspect, heated towel radiator.

EXTERNALLY
The property occupies a pleasant set back position which is not overlooked from the front or rear aspects. The front garden incorporates artificial turf, with a double driveway allowing useful off street parking for two cars in front of the original single garage. A further block paved driveway in front of the double length garage provides additional off street parking/hardstanding space. A gate to the side leads through to the west facing rear garden, incorporating a large lawn with an established border and paved patio area.

DOUBLE LENGTH GARAGE
12'5 x 37' (3.78m x 11.28m)
A double length garage accessed via an up and over door to the front, personal door from the conservatory, enhanced head height ideal for a motorhome, overhead storage, lighting, power points, uPVC double glazed window to the rear. We understand from the owner that the foundations can support a double storey extension.

ORIGINAL SINGLE GARAGE
7'9 x 16'6 (2.36m x 5.03m)
Accessed via an up and over door to the front, integral door from the kitchen, lighting, power points, overhead storage space, Vaillant gas central heating boiler.

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.





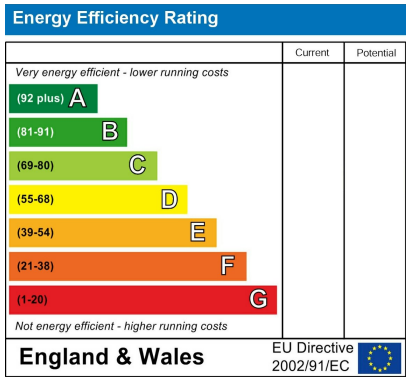












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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