



Egerton Road, West Park, TS26 0BW
2 Bed - Bungalow - Detached
£355,000

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

This stunning and spacious two bedroom detached bungalow is situated in a prime position in West Park on a highly regarded and much sought after road.

The bungalow has recently been refurbished to the highest standard to create a contemporary residence that has been transformed with a host of modern features, high-end fittings and a stunning herringbone floor.

The well planned accommodation comprises of an impressive hallway that leads to a library and lounge. The lounge has a media wall with built-in electric fire and bi-fold doors. The large dining kitchen has a range cooker, integrated appliances and a utility room. Bi-fold doors lead to the garden, making this a perfect space for entertaining. Two double bedrooms are light and airy and serviced by a large, luxurious bathroom with a walk-in shower and underfloor heating.

The bungalow is set on a large, favourable plot with a sunny, west facing garden. This extremely well maintained, private garden is stocked with mature trees, shrubs and perennials and has a large patio. To the front there is a well stocked garden that is laid to lawn with a generous, block paved driveway, leading to a single garage with electric rollers doors, power and lighting.





ENTRANCE HALLWAY

Composite front door, Karndean flooring, cloaks cupboard, radiator and loft access (boarded, power, lighting and retractable ladder).

LOUNGE/LIBRARY

11'9 x 11'3 plus 11'7 x 6 (3.58m x 3.43m plus 3.53m x 1.83m)

Lounge: bi-fold doors opening onto the rear patio, uPVC double glazed window to rear, inset 'log' effect gas fire, radiator and Karndean flooring.

Library: fitted book shelves, circular skylight, radiator and Karndean flooring.

DINING KITCHEN

22'9 x 12'10 (6.93m x 3.91m)

Stunning contemporary and stylish kitchen which is fitted with a range white wall, base and drawer units with complementary granite work surfaces and centre island with inset sink, drainer and mixer tap, integrated appliances include: 'Range' style gas cooker with five ring gas hob, double oven and illuminating extractor, dishwasher, fridge and freezer; uPVC double glazed bay window to front, radiator and bi-fold doors opening onto the rear patio.

UTILITY

Base and wall units with matching worktops, plumbing for washing machine and dryer, uPVC double glazed window to rear.

BEDROOM 1

13'10x 11'7 (4.22mx 3.53m)

uPVC double glazed bay window to front and radiator.

BEDROOM 2

12'8 x 8'9 (3.86m x 2.67m)

uPVC double glazed window to rear and radiator.

FAMILY BATHROOM/WC

Luxurious four piece bathroom suite with double length walk-in shower cubicle, panelled bath, wash hand basin with vanity storage and low level WC, co-ordinated tiling, heated towel rail and uPVC double glazed window.

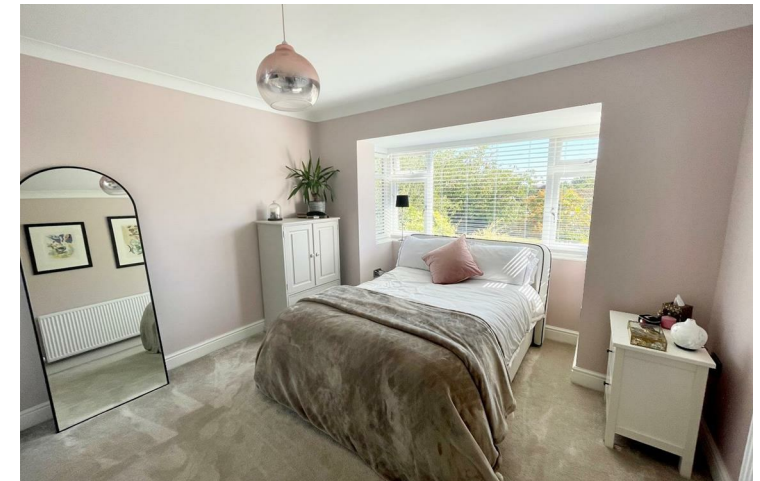
EXTERNALLY

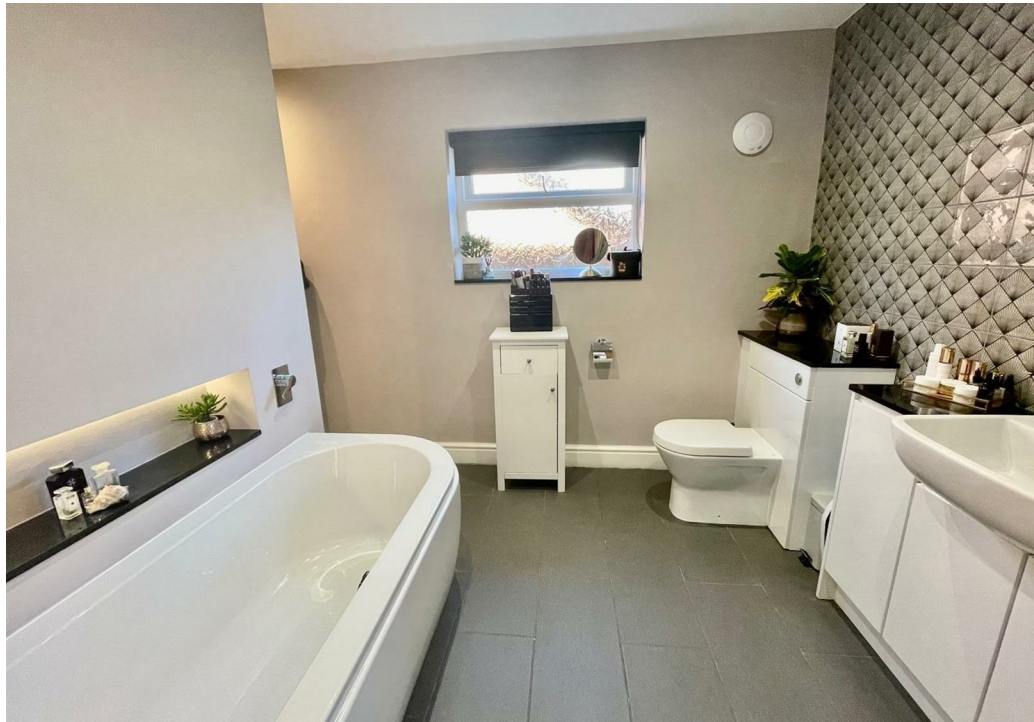
The bungalow is set on a favourable plot with a lovely sunny west facing rear garden, this private rear garden is well stocked with mature, shrubs, perennials and bedding plants, a well maintained lawn and large patio area makes this an ideal space for outdoor entertaining.

The open plan front garden is laid to lawn with a generous block paved driveway leading to the SINGLE GARAGE with electric roller shutter door, power and lighting.

NB

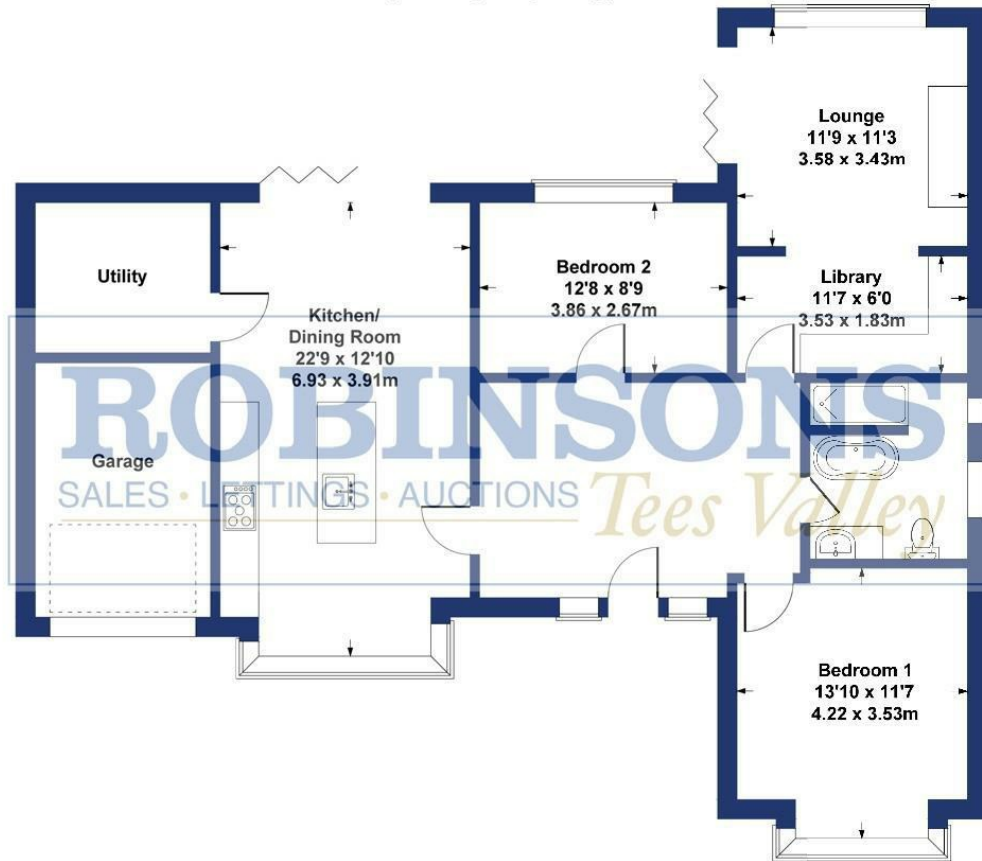
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Egerton Road

Approximate Gross Internal Area
1044 sq ft - 97 sq m
(Excluding Garage/Utility)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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	66	80
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons 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.robinsonsteesvalley.co.uk