



Tavistock Close, Clavering, TS27 3LB
4 Bed - House - Detached
£349,950

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

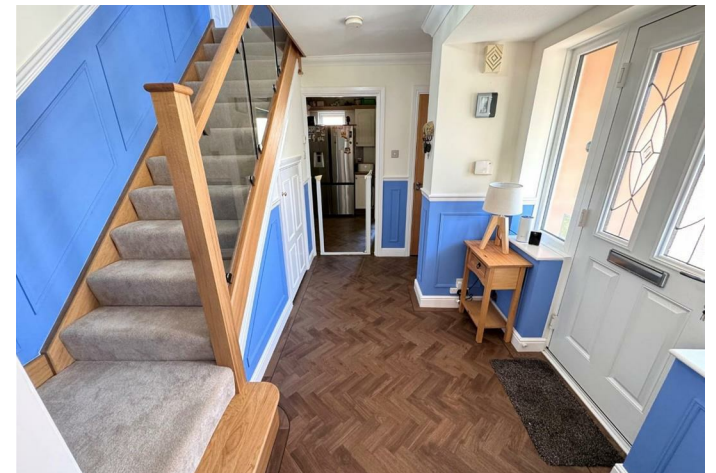


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Tavistock Close

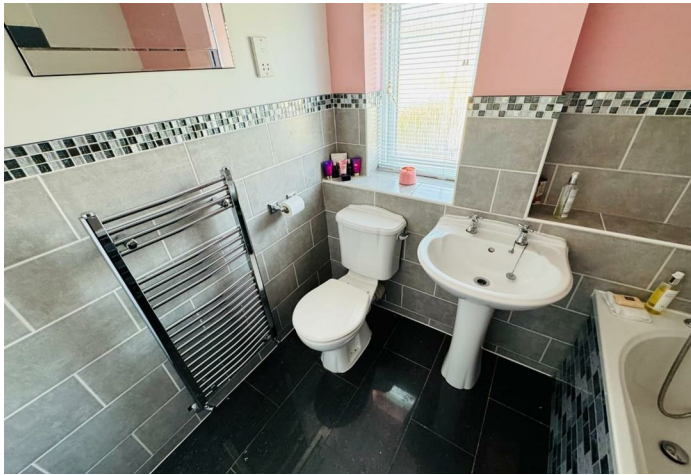
Clavering Hartlepool TS27 3LB

**** REDUCED **** An impressive **FOUR BEDROOM** detached property set back on Tavistock Close in a popular part of the Clavering estate. Occupying a generous and enviable position with gardens to three sides, ample off street parking, double garage and summerhouse/bar included. The home features spacious, well proportioned and versatile accommodation ideal for family requirements with lounge, dining room, garden room and study, whilst further benefitting from an attractive kitchen, bathroom and en-suite shower room. The accommodation is warmed by gas central heating, features uPVC double glazing and includes an electric car charger point. The internal layout comprises: welcoming entrance hall with recently upgraded staircase, modern upgraded guest cloakroom/WC, spacious dual aspect lounge, study/home office, generous kitchen leading to a useful utility room, dining room and garden room. To the first floor are four good size bedrooms, the master bedroom benefitting from a dressing room/walk-in wardrobe and modern en-suite shower room, the remaining bedrooms are served by the family bathroom. Externally the property offers ample off street parking, well maintained gardens to three sides, double garage and external bar/summerhouse. The rear garden offers a high degree of privacy backing onto woodland at the rear, whilst enjoying a westerly aspect. The front elevation enjoys a distant sea view from the first floor. **VIEWING RECOMMENDED.**









GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall, accessed via double glazed composite entrance door with uPVC double glazed side screens, upgraded oak stairs to the first floor with modern glass balustrading, under stairs storage cupboard, attractive Amtico flooring, coving to ceiling, modern radiator, upgraded internal doors.

GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: wash hand basin with chrome mixer tap and tiled splashback, close coupled WC, vanity mirror, single radiator.

FAMILY LOUNGE

19'6 x 11'7 (5.94m x 3.53m)

A spacious dual aspect lounge with uPVC double glazed bay window to the front aspect, uPVC double glazed French doors to the rear garden with matching side screens, feature fire surround with inset chrome gas fire, fitted carpet, coving to ceiling, two double radiators.

STUDY / HOME OFFICE

12'2 x 9'4 (3.71m x 2.84m)

Offering a variety of uses, with uPVC double glazed bay window to the front aspect, attractive 'oak' style laminate flooring, coving to ceiling, radiator to the bay.

KITCHEN/BREAKFAST ROOM

16'4 x 9'7 (4.98m x 2.92m)

Fitted with a range of units to base and wall level with complementing work surfaces in an 'L' shaped layout with matching splashback, incorporating an inset one and half bowl single drainer sink unit with mixer tap and pelmet above with downlighting, built-in double oven with separate five ring gas hob and canopy housing extractor over, brushed stainless steel splashback, space for large fridge/freezer, wine rack to base level, lighting to kickboards, uPVC double glazed window to the rear aspect, Amtico flooring, convector radiator.

UTILITY ROOM

5'11 x 5'5 (1.80m x 1.65m)

Fitted worktop with an inset stainless steel sink with chrome dual taps, single unit to base and wall level, recess for washing machine and dryer, gas central heating boiler, Amtico flooring, uPVC double glazed door to the side, single radiator.

DINING ROOM

10'0 x 10'0 (3.05m x 3.05m)

Modern laminate flooring, coving to ceiling, single radiator, access to:

GARDEN ROOM

12'3 x 7'10 (3.73m x 2.39m)

Currently used as an additional sitting room with uPVC double glazed French doors to the rear aspect, uPVC double glazed windows, modern laminate flooring, double radiator.

FIRST FLOOR

LANDING

Upgraded oak stairs with modern glass balustrading, uPVC double glazed window to the front aspect, storage cupboard, newly fitted carpet, hatch to loft space.

BEDROOM ONE

14'5 x 10'1 (4.39m x 3.07m)

A good size master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, panelling to feature wall, fanlight, single radiator.

WALK-IN WARDROBE/DRESSING ROOM

4'9 x 4'1 excluding wardrobes (1.45m x 1.24m excluding wardrobes)

Fitted wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM/WC

5'5 x 5'5 (1.65m x 1.65m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, modern tiling to splashback and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

BEDROOM TWO

12'6 x 9'2 (3.81m x 2.79m)

Wardrobes with dressing area, uPVC double glazed window to the front aspect allowing a distant sea view, fitted carpet, single radiator.

BEDROOM THREE

11'5 x 9'10 (3.48m x 3.00m)

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, fanlight, single radiator.

BEDROOM FOUR

8'5 x 7'4 (2.57m x 2.24m)

uPVC double glazed window to the front aspect allowing a distant sea view, fitted carpet, single radiator.

FAMILY BATHROOM/WC

7'3 x 5'7 (2.21m x 1.70m)

Fitted with a modern three piece white suite and chrome fittings comprising: tiled panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, close coupled WC, attractive tiling to splashback and flooring, uPVC double glazed window to the side aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

The property occupies an enviable tucked back position with gardens to three sides. The front allows ample off street parking/hard standing space ideal for a motor home and features a low maintenance lawn. A gate to the side leads through to a block paved side garden ideal for storage with scope to extend. The enclosed rear garden enjoys a westerly aspect and a high degree of privacy with lawn, patio and well established borders.

EXTERNAL BAR / SUMMERHOUSE

15'8 x 9'2 (4.78m x 2.79m)

A great place for entertaining with double doors, two windows, electrics and bar area.

DOUBLE GARAGE

18'3 x 18'2 (5.56m x 5.54m)

Accessed via twin remote controlled roller doors to the front, overhead storage space, fitted storage racks, lighting and sockets.

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.





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	71	80
	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. 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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