

Tavistock Close, TS27 3LB
4 Bed - House - Detached
£350,000

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

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ESTATE AGENTS

Tavistock Close
Hartlepool TS27 3LB

An impressive FOUR BEDROOM detached home occupying a prime corner position on Tavistock Close, with ample off street parking, a detached double garage and a private enclosed rear garden. Offering spacious, well presented accommodation, the property features three versatile reception areas, a modern kitchen/breakfast room and a useful utility room, making it an ideal choice for family living. Further benefits include gas central heating and uPVC double glazing.

The welcoming entrance hall features stairs to the first floor, double doors into the dining room and access to a generous family lounge measuring over 21ft. An attractive fire surround with gas fire provides a focal point to the lounge, while double doors lead into a pleasant garden room overlooking the rear garden. The separate dining room enjoys a bay window to the front and offers flexibility for a variety of uses. The upgraded kitchen/breakfast room is fitted with an attractive range of units and leads through to the utility room and guest cloakroom/WC.

To the first floor are four bedrooms, with the master benefiting from built-in wardrobes and a modern en-suite shower room. The remaining bedrooms are served by the family bathroom.

Externally, the property features a low maintenance front garden and a generous imprinted concrete driveway to the side, providing ample parking and access to the detached double garage with remote controlled door. The private enclosed rear garden offers an ideal space for entertaining.

Tavistock Close is situated off Westwood Way, forming part of a modern cul-de-sac amongst homes of a similar calibre. An internal VIEWING IS HIGHLY RECOMMENDED to appreciate the space, presentation and position on offer.





































GROUND FLOOR

ENTRANCE HALL
6' x 14' (1.83m x 4.27m)
Accessed via double glazed composite entrance door, attractive 'oak' style laminate flooring, spindled staircase to the first floor with fitted carpet and under stairs storage cupboard, coved ceiling, radiator with cover included, double doors into the dining room, access to:

LOUNGE
10'10 x 21'5 (3.30m x 6.53m)
A spacious family lounge which incorporates uPVC double glazed bay window to the front aspect, attractive feature fire surround with inset chrome 'coal' effect gas fire, modern 'oak' style laminate flooring, coved ceiling, radiator with cover to the bay, additional radiator, double doors with glazed inserts and matching side screens through to the garden room.

GARDEN ROOM
10'11 x 7'8 (3.33m x 2.34m)
Offering an additional sitting area with uPVC double glazed French doors to the garden, uPVC double glazed windows, Karndean flooring, double radiator.

DINING ROOM
11'1 x 10'6 (3.38m x 3.20m)
Offering a variety of uses with uPVC double glazed bay window to the front aspect, modern 'oak' style laminate flooring, coved ceiling, radiator with cover included.

KITCHEN/BREAKFAST ROOM
12'1 x 7'6 (3.68m x 2.29m)
Fitted with a modern range of 'shaker' style units to base and wall level with complementing work surfaces and matching splashback incorporating an inset one and a half bowl single drainer ceramic sink unit with modern mixer tap, built-in electric double oven with separate five ring gas hob and illuminated three speed extractor hood over, integrated dishwasher, downlighting to eye-level units, uPVC double glazed window looking out to the rear garden, modern laminate flooring, radiator, access to the utility room.

UTILITY ROOM
5'1 x 6'5 (1.55m x 1.96m)
Matching units with a concealed gas central heating boiler, matching units and worktops with splashback, concealed gas central heating boiler, recess for free standing fridge/freezer, recess for washing machine, matching laminate flooring, double glazed composite door to the rear garden, uPVC double glazed window to the side aspect, single radiator.

GUEST WC
5'1 x 3'7 (1.55m x 1.09m)
Fitted with a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, low level WC, modern laminate flooring, uPVC double glazed frosted window to the side aspect, single radiator.

FIRST FLOOR

LANDING
An attractive feature of the property is the bay window on the landing which overlooks the street and incorporates a radiator with cover; built-in storage cupboard with tank, fitted carpet, hatch to loft space.

BEDROOM ONE
11'4 x 10'2 (3.45m x 3.10m)
A good size master bedroom which benefits from 'his & hers' double wardrobes, uPVC double glazed window to the rear aspect with a distant sea view, fitted carpet, single radiator, access to:

EN-SUITE
3'10 x 7'2 (1.17m x 2.18m)
Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with glass panelled sliding door and chrome shower, pedestal wash hand basin with central mixer tap, low level WC, panelling to splashback, uPVC double glazed frosted window to the side aspect, panelled ceiling with extractor, chrome heated towel radiator.

BEDROOM TWO
11'2 x 8'8 (3.40m x 2.64m)
Built-in double wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE
11' x 6'5 (3.35m x 1.96m)
uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM FOUR
6'8 x 8'1 (2.03m x 2.46m)
Currently used as a study, with uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BATHROOM/WC
6'5 x 6'7 (1.96m x 2.01m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, large wall mounted vanity mirror, extractor fan, uPVC double glazed frosted window to the rear aspect, chrome heated towel radiator.

EXTERNALLY
The property occupies a prominent corner position, with a well maintained, low maintenance lawned front garden incorporating a block paved path and arched storm porch entrance. A concrete imprint driveway to the side of the property provides ample off street parking/hardstanding space, with an additional lawned area to the side. A gate to the side leads through to the enclosed rear garden which enjoys a high degree of privacy, with an extensive patio area, lower lawn, established border and corner decked patio with pergola over.

DOUBLE GARAGE
17'11 x 17'10 (5.46m x 5.44m)
Accessed via remote controlled door to the front, overhead storage, lighting and power points.

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.





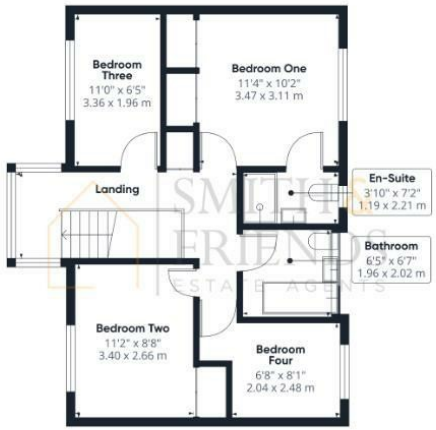








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[1]

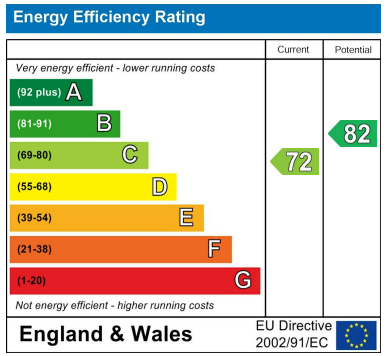
1465 ft²

136.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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