



Octavia Drive, Hartlepool, TS26 0FY
3 Bed - House - Semi-Detached
£230,000

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



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Octavia Drive, TS26 0FY

A three bedroom semi detached house that is immaculately presented throughout. The generously proportioned property is built by Barratt Homes to their popular 'Maidstone' design and comes with viewing recommended. This lovely family home will certainly appeal to a variety of potential buyers being tastefully upgraded, improved and has a contemporary finish throughout. The Maidstone is an ideal family home, with a layout comprising of: entrance, downstairs cloakroom/WC, spacious lounge leading to an attractive fully-fitted modern OPEN-PLAN KITCHEN/DINER with FRENCH DOORS leading to the westerly facing rear garden. To the first floor you will find two double bedrooms (bedroom one with en-suite shower), a single bedroom and a modern family bathroom. Externally, the enclosed westerly facing rear garden is mainly laid to lawn with well stocked borders and a sunny patio area ideal for entertaining. The easily maintained front garden has a block paved driveway providing off street parking for two cars. Elwick Gardens development is close to local amenities and easy access to main commuter routes.

GROUND FLOOR

ENTRANCE

4'5 x 3'9 (1.35m x 1.14m)

Composite entrance door, radiator.

DOWNSTAIRS TOILET

5'5 x 3'2 (1.65m x 0.97m)

White and chrome suite with low level WC, wash hand basin, radiator.

LOUNGE

16'1 x 11'9 (4.90m x 3.58m)

uPVC double glazed window, radiator, access to staircase.

DINING KITCHEN

10'6 x 15' (3.20m x 4.57m)

KITCHEN AREA

Fitted with a range of modern wall, base and drawer units with matching worktops. inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, other integrated appliances include fridge and freezer, dishwasher and washing machine.

DINING AREA

uPVC double glazed French doors opening onto the sunny paved patio area, radiator, built-in understairs pantry.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM (front)

11'11 x 8'8 (3.63m x 2.64m)

uPVC double glazed window to the front aspect, built-in storage, radiator.

EN-SUITE

4'5 x 8'7 (1.35m x 2.62m)

White and chrome suite comprising of: walk-in shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and low level WC; co-ordinated tiled splashback, radiator, uPVC double glazed opaque window.

BEDROOM (rear)

10'4 x 8'10 (3.15m x 2.69m)

uPVC double glazed window to the rear aspect, radiator.

BEDROOM (front)

8'9 x 13'9 (2.67m x 4.19m)

uPVC double glazed window to the front aspect, radiator.

FAMILY BATHROOM/WC

5'7 x 6'3 (1.70m x 1.91m)

White and chrome suite comprising of: panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC; co-ordinated tiled splashback, radiator, uPVC double glazed opaque window.

EXTERNALLY

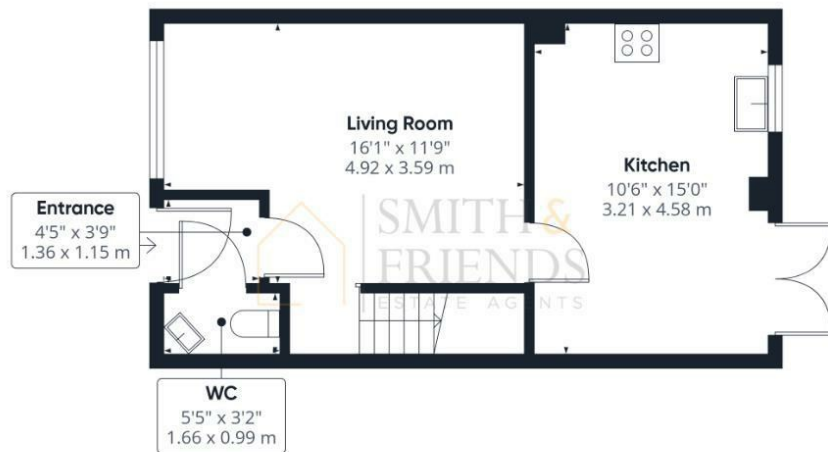
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NB

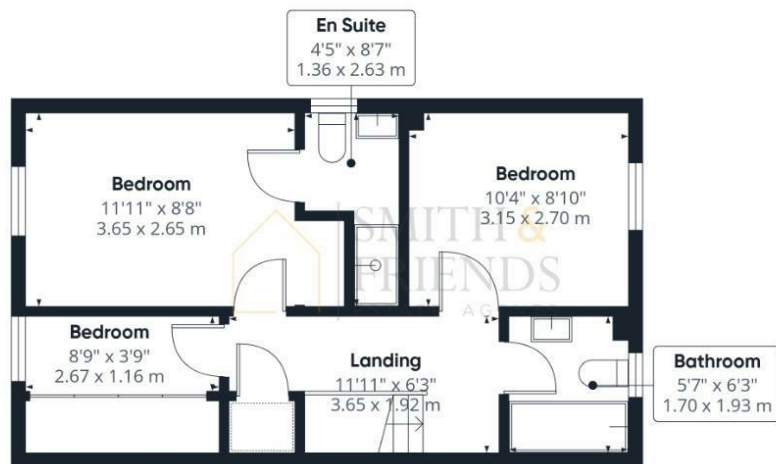
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

782 ft²
72.5 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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. 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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