



**Felixstowe Close, TS25 2RE**  
**4 Bed - House - Semi-Detached**  
**£235,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Felixstowe Close Hartlepool TS25 2RE

\*\*\* NO CHAIN INVOLVED \*\*\* An impressive FOUR BEDROOM semi-detached property offering spacious and well proportioned accommodation ideal for family requirements. The home has been enhanced with a double storey side extension and rear dining room extension, whilst the original garage offers a variety of uses, having previously being used as a home gym. An internal viewing comes recommended to appreciate everything on offer, whilst further benefits include a generous open plan kitchen/diner/sitting room, modern family bathroom, gas central heating, uPVC double glazing, off street parking, garage and pleasant west facing rear garden.

The full layout comprises: entrance hall with stairs to the first floor and access to a spacious lounge which in turn leads through to a generous open plan kitchen/diner/sitting room, the kitchen area featuring a range of 'shaker' style units with built-in appliances. The dining area features French doors to the rear garden and completing the ground floor is a useful guest cloakroom/WC. To the first floor are four bedrooms, the master with built-in wardrobe, they are served by a modern family bathroom which incorporates a three piece white suite and chrome fittings.

Externally is a low maintenance front, with a double width block paved driveway allowing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a westerly aspect, offers a great space for entertaining family and friends and gives access to the original garage. Felixstowe Close is located in a popular part of the Fens Estate, situated off Catcote Road and close to both schools and amenities. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE HALL

4'8 x 7'11 (1.42m x 2.41m)

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screen, staircase to the first floor, radiator with cover included, coving to ceiling, upgraded internal door to the lounge.

### FRONT LOUNGE

12'8 x 12'11 (3.86m x 3.94m)

A comfortable family lounge with uPVC double glazed bow window to the front aspect, fitted carpet, wall mounted television point, coving to ceiling, convector radiator, access to:

### OPEN PLAN KITCHEN/DINER/SITTING ROOM

#### SITTING & DINING AREA

7'11 x 16'8 (2.41m x 5.08m)

Modern laminate flooring, wall mounted panelled radiator, coving and inset spotlighting to the ceiling, uPVC double glazed window to the rear aspect, uPVC double glazed French doors opening to a decked patio area, additional radiator with cover included.

#### KITCHEN AREA

7'7 x 9'11 plus 7'7 x 7'8 (2.31m x 3.02m plus 2.31m x 2.34m)

Fitted with a range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring gas hob and three speed extractor hood over, white 'brick' style tiling to splashback, recess for washing machine, recess for dishwasher and recess for free standing fridge/freezer, useful under stairs storage cupboard, matching laminate flooring, coving and inset spotlighting to the ceiling, uPVC double glazed window to the rear aspect, single radiator, access to:

#### GUEST CLOAKROOM/WC

5'9 x 2'10 (1.75m x 0.86m)

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with mixer tap and vanity cabinet below, tiling to splashback, low level WC, matching laminate flooring, coving and inset spotlighting to the ceiling, useful cloaks cupboard, extractor fan, single radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, fitted carpet, coving to ceiling, hatch to loft space.

### BEDROOM ONE

9'5 x 11'7 (2.87m x 3.53m)

Built-in wardrobe with mirror fronted sliding doors, uPVC double glazed

window to the front aspect, fitted carpet, coving to ceiling, single radiator.

### BEDROOM TWO

7'7 x 15'6 (2.31m x 4.72m)

A dual aspect bedroom with uPVC double glazed window looking down the street, additional uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, double radiator.

### BEDROOM THREE

9'4 x 8'11 (2.84m x 2.72m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

### BEDROOM FOUR

6'5 x 8'8 (1.96m x 2.64m)

Currently used as a dressing room with modern laminate flooring, uPVC double glazed window to the front aspect, built-in storage cupboard, coving to ceiling, convector radiator.

### FAMILY BATHROOM/WC

6'5 x 5'6 (1.96m x 1.68m)

Fitted with a modern three piece suite and black fittings comprising: panelled bath with mixer tap and mains shower over with separate attachment, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, white 'brick' style tiling to splashback, inset spotlighting to the ceiling, uPVC double glazed window to the rear aspect, heated towel radiator.

### EXTERNALLY

The property features a low maintenance front which is part pebbled with a double width driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden enjoys a westerly aspect, with decked patio, artificial turf, fenced boundaries and access to the original garage which offers a variety of uses.

### GARAGE

8'3 x 16'1 (2.51m x 4.90m)

Accessed via roller door to the front, lighting and sockets.

### ORIGINAL GARAGE/HOME GYM

9'3 x 18'7 (2.82m x 5.66m)

Two access doors, 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<sup>m</sup>  
1309 ft<sup>2</sup>  
121.6 m<sup>2</sup>

(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.

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		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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS