



Coatham Drive, West Park, TS26 0AQ
4 Bed - House - Detached
£399,950

EPC Rating:
Tenure: Freehold
Council Tax Band: D

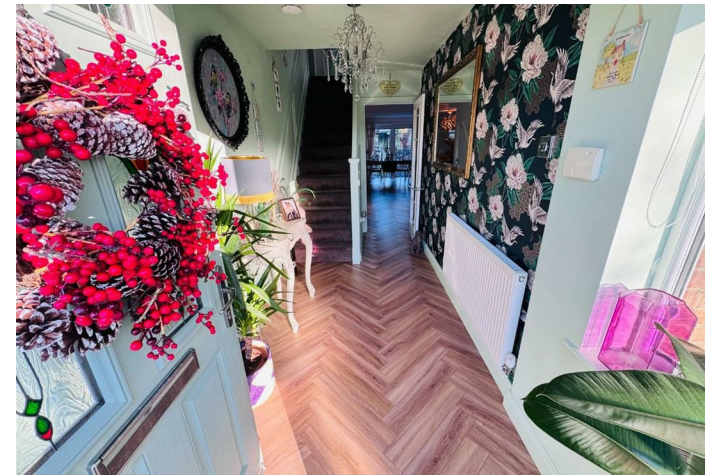


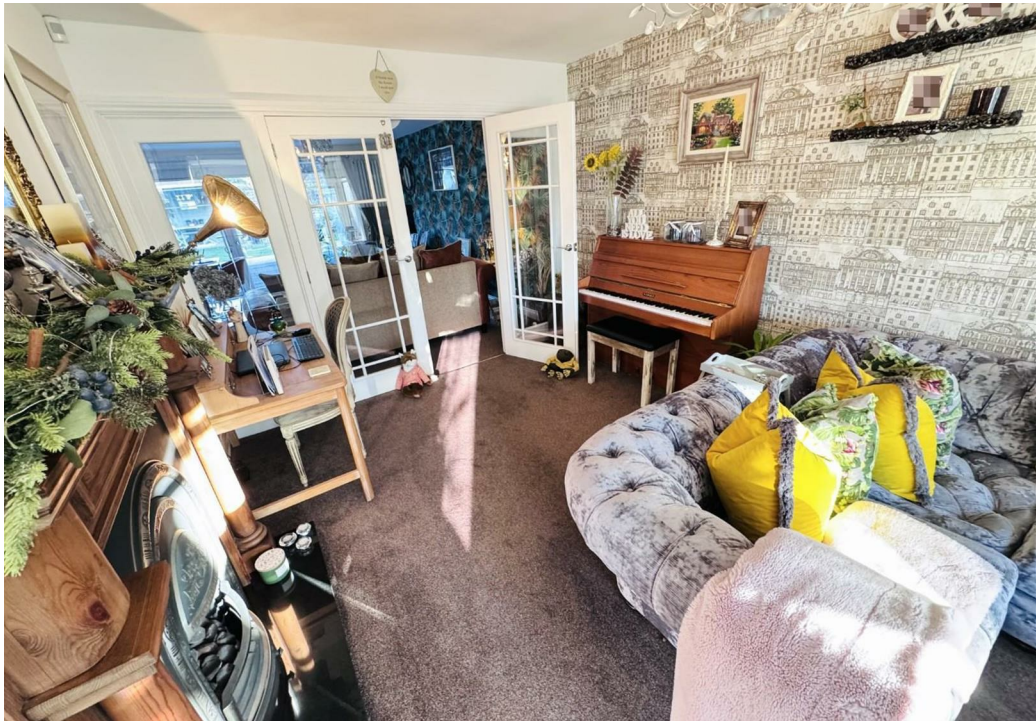
Coatham Drive West Park, Hartlepool, TS26 0AQ

A stunning and unique FOUR BEDROOM detached property occupying a pleasant position on Coatham Drive in the prestigious West Park area of Hartlepool. The home offers significantly extended and enhanced accommodation, with the addition of extensions to the side and rear. An ideal purchase for family requirements with spacious and well proportioned rooms, complemented by tasteful and attractive decoration, quality fixtures and fittings and a number of clever design features. The home further benefits from upgraded electrics, heating system, replacement roof, uPVC double glazing throughout, landscaped gardens and off street parking. A true credit to the current owners, with an internal viewing highly recommended.

The full layout comprises: welcoming entrance hall with stairs to the first floor, generous bay fronted lounge with attractive feature fire surround and gas fire, stunning open plan kitchen/diner/family room offering an enviable place to entertain family and friends with a range of integrated appliances, matching island and breakfast bar. A useful utility room and guest WC complete the ground floor. To the first floor are four bedrooms, with a superb master suite incorporating a vaulted ceiling, views over the rear garden and en-suite area with roll-top bath. The remaining bedrooms are served by the bathroom which features a modern four piece suite and chrome fittings.

Externally is a low maintenance front garden, with a block paved driveway providing useful off street parking, whilst leading to the garage/storage area with remote controlled door. The enclosed rear garden includes a large pergola, summer room and external dining area, with a high degree of privacy; a beautiful place to enjoy in the summer months. Coatham Drive is situated between Hylton Road and Valley Drive, close to West Park Primary School and only a short walk to High Tunstall College.









GROUND FLOOR

ENTRANCE HALL

14'5 x 6' (4.39m x 1.83m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, fitted with attractive Karndean flooring, staircase to the first floor with fitted carpet, feature panelling, convactor radiator.

BAY FRONTED LOUNGE

19'10 into bay x 12'2 narrowing to 10'3 (6.05m into bay x 3.71m narrowing to 3.12m)

uPVC double glazed bay window to the front aspect, feature fire surround with gas fire and granite base, fitted carpet, convactor radiator, glazed double doors with matching side screens to the open plan kitchen/diner/family room.

STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM

26'8 x 22'10 max (8.13m x 6.96m max)

An enviable place for entertaining family and friends.

SEATING / DINING AREA

uPVC double glazed French doors with matching side screens to the rear garden, Karndean and carpeted areas, two modern 'column' style vertical radiators, inset spotlighting and hanging light feature.

KITCHEN AREA

Fitted with a stunning range of custom units and sparkling granite worktops, with an inset stainless steel sink and mixer tap, twin electric ovens, five ring gas hob with extractor hood over, integrated fridge and freezer, integrated dishwasher, 'larder' style unit, corner carousel unit, matching island with storage and breakfast bar area, Karndean flooring, inset spotlighting and hanging light features, uPVC double glazed window looking out to the rear garden, radiator with cover included, under stairs storage cupboard, access to:

UTILITY ROOM

6'10 x 5'7 (2.08m x 1.70m)

Fitted worktop with hanging rail above and space below for appliances including plumbing for washing machine and space for tumble dryer, matching Karndean flooring, uPVC double glazed window to the side aspect, fitted extractor fan, access to:

GUEST CLOAKROOM/WC

6'10 x 3'1 (2.08m x 0.94m)

Fitted with a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, close coupled WC, matching Karndean flooring, uPVC double glazed window to the side aspect, radiator with cover included.

FIRST FLOOR

LANDING

Fitted carpet, radiator with cover included, hatch to boarded loft space, double doors into the master bedroom.

MASTER SUITE / BEDROOM ONE

19'3 x 19'2 max (5.87m x 5.84m max)

Offering a cleverly designed feature with vaulted ceiling and two double glazed 'Velux' style windows, uPVC double glazed French doors open to views of the rear garden with matching side screens, fitted carpet, two wall mounted 'column' style vertical radiators.

EN-SUITE AREA

Free standing roll-top style bath with chrome mixer tap and shower attachment over, wall mounted wash hand basin with chrome mixer tap, concealed WC with vanity area above, attractive tiling, recessed vanity mirror with 'mosaic' style tiled border, uPVC double glazed window to the rear aspect.

BEDROOM TWO

15'2 x 11'5 (4.62m x 3.48m)

uPVC double glazed window to the front aspect, fitted carpet, convactor radiator.

BEDROOM THREE

14'11 x 11'5 (4.55m x 3.48m)

Two uPVC double glazed windows to the front aspect, fitted carpet, two convactor radiators.

BEDROOM FOUR / DRESSING ROOM

8'1 x 6'10 (2.46m x 2.08m)

Fitted hanging rails, uPVC double glazed window to the side aspect, fitted carpet, convactor radiator.

FAMILY BATHROOM/WC

13'5 x 6'8 (4.09m x 2.03m)

A beautiful family bathroom which incorporates a four piece suite comprising: free standing bath with pillar mixer tap and shower attachment over, double shower with chrome overhead shower and separate attachment, protective glass shower screen, wall mounted 'vanity' style wash hand basin with mixer tap and drawers below, close coupled WC, tiling to splashback, recessed vanity mirror with 'mosaic' style tiled border, tiled flooring, inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance, open plan lawned front garden, with a double width block paved driveway providing useful off street parking. There is gated access to both sides. The enclosed rear garden enjoys a high degree of privacy, with lawn, inset stepping stones, patio areas, pergola, external SUMMERHOUSE and dining space with canopy over.

GARAGE / STORAGE

8'10 x 7'9 (2.69m x 2.36m)

Accessed via remote controlled roller door to the front, Baxi Duo Tec gas central heating boiler, lighting and sockets.

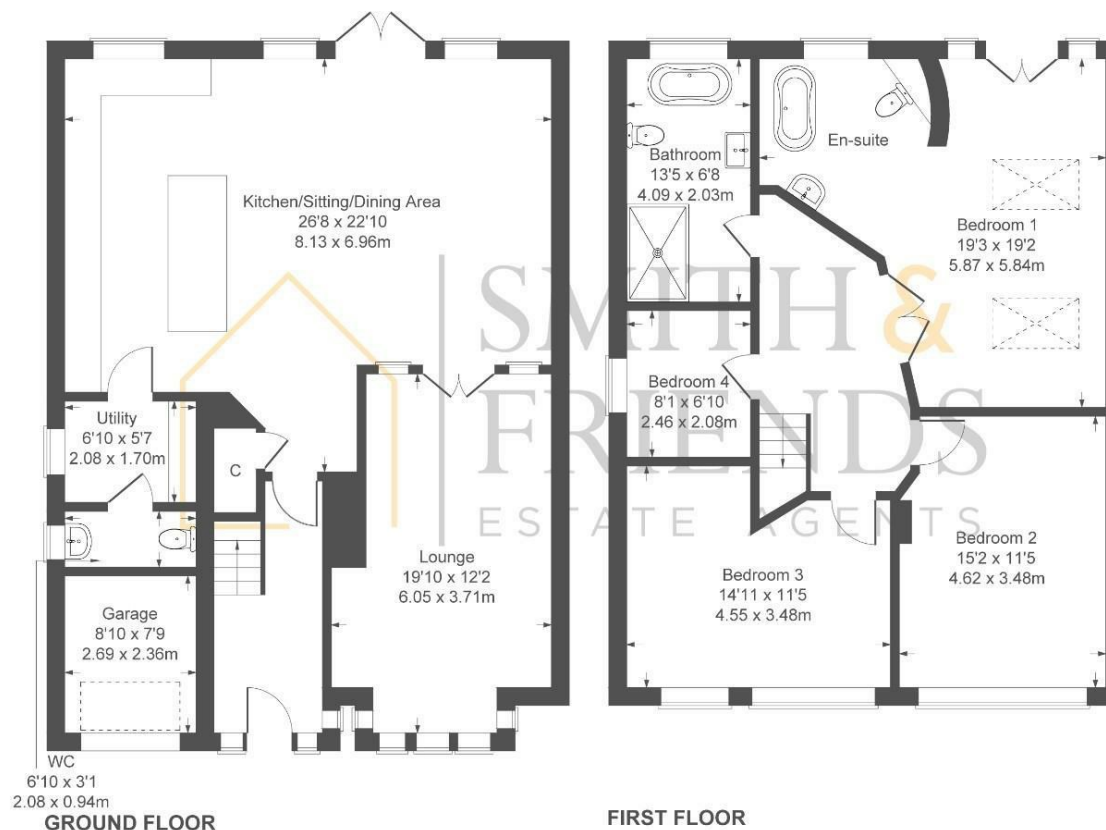
NB

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.



Coatham Drive

Approximate Gross Internal Area
1909 sq ft - 177 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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		

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