



Hart Pastures, Hart, TS27 3AQ
4 Bed - House - Semi-Detached
£239,950

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



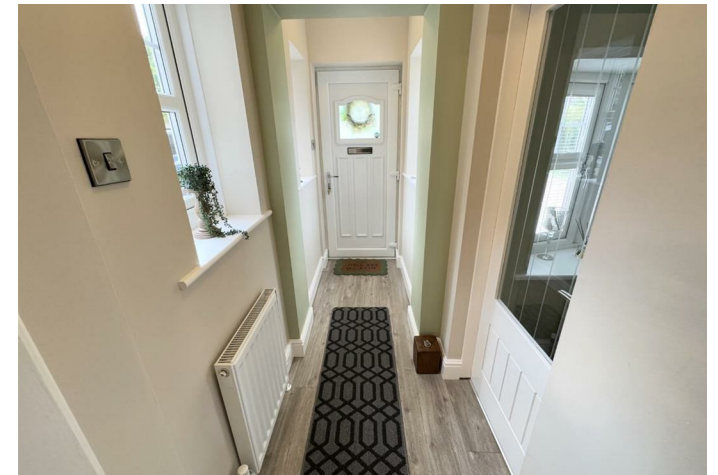
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Hart Pastures

Hart, Hartlepool, TS27 3AQ

**** SEMI RURAL VILLAGE LOCATION ** VIEWING IS ESSENTIAL ** REMODELLED & EXTENDED ****

Hart Pastures a quiet cul de sac which enjoys fabulous open views to the rear over farmland. Over recent years the home has undergone many improvements with no expense spared which include a full width ground floor extension with 'lantern' roof, quality fitted kitchen, including high end integrated appliances, and landscaped gardens. The ground floor accommodation has also been altered, with the garage being converted into a second reception/fourth bedroom with shower room. Other features include gas fired central heating and has uPVC double glazing throughout. The floor plan briefly comprises: entrance hallway, spacious lounge opening into the stunning kitchen/dining/family area, with the kitchen area having an extensive range of modern matt units and centre island; includes a built-in NEFF double oven and warming plate, five ring gas hob, plus extractor, integrated fridge and freezer, and dishwasher. Located to the first floor are three well presented bedrooms, the master bedroom having a balcony with pleasing view over open farmland and benefits from an en suite shower room/WC which has been refitted with an impressive white suite, with bedrooms two and three being served by the luxuriously appointed family bathroom which has also been refitted with a white suite. Externally the good sized front garden is open plan and has been landscaped for easy maintenance, with decorative chippings and a specimen tree. The long block paved driveway provides off street car parking for four cars. An enclosed south facing rear garden offers a high degree of privacy as it backs onto farmland. It also enjoys a sunny aspect and has been attractively landscaped comprising of a decking area decorative chippings and established flora.









GROUND FLOOR

ENTRANCE HALLWAY

3'4 x 8' (1.02m x 2.44m)

uPVC double glazed glass panelled door, radiator.

SECOND RECEPTION (GARAGE CONVERSION)

7'10 x 11'11 (2.39m x 3.63m)

uPVC double glazed bow window to front, radiator, access to shower room.

SHOWER ROOM/WC

7'9 x 3'9 (2.36m x 1.14m)

White and chrome suite comprising: shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin and low level WC.

LOUNGE

10'9 x 16'4 (3.28m x 4.98m)

uPVC double glazed bow window to front, living flame 'coal' effect gas fire with modern surround, radiator, staircase to first floor landing.

OPEN PLAN DINING KITCHEN/FAMILY AREA

19'4 x 16'10 (5.89m x 5.13m)

KITCHEN AREA

Fitted with a range of modern matt wall, base and drawer units with centre island, inset sink and drainer with mixer tap, five ring gas hob with illuminating extractor, 'Neff' oven with warming plate, plumbing for washing machine, integrated dishwasher, fridge/freezer and wine cooler.

DINING/FAMILY AREA

Lantern roof, uPVC double glazed French doors opening onto the rear decking area, two feature radiators.

FIRST FLOOR

LANDING

Loft access and airing cupboard.

BEDROOM 1 (rear)

8'8 x 14'8 (2.64m x 4.47m)

uPVC double glazed French doors to rear balcony, radiator.

EN SUITE SHOWER ROOM/WC

White and chrome suite comprising: corner shower cubicle with wall mounted thermostatic shower, wall mounted wash hand basin and low level WC; co-ordinated tiled walls and flooring, heated chrome towel rail, uPVC double glazed window to rear.

BEDROOM 2 (front)

9'8 x 8'5 (2.95m x 2.57m)

uPVC double glazed window to front, radiator.

BEDROOM 3 (rear)

9'6 x 8'5 (2.90m x 2.57m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

5'5 x 7'9 (1.65m x 2.36m)

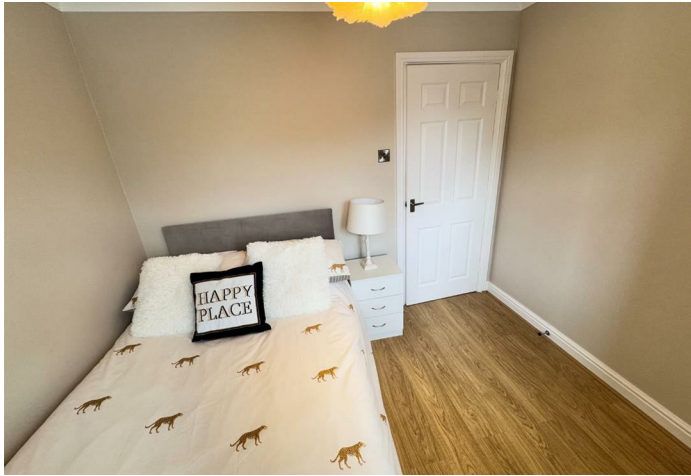
White and chrome suite comprising: panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, feature radiator, uPVC double glazed opaque window to rear.

EXTERNALLY

The good sized front garden is open plan and has been landscaped for easy maintenance, with decorative chippings and a specimen tree. The long block paved driveway provides off street car parking for four cars. An enclosed south facing rear garden offers a high degree of privacy as it backs onto farmland. It also enjoys a sunny aspect and has been attractively landscaped comprising of a decking area, decorative chippings and established flora.

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⁾

1092 ft²
101.3 m²

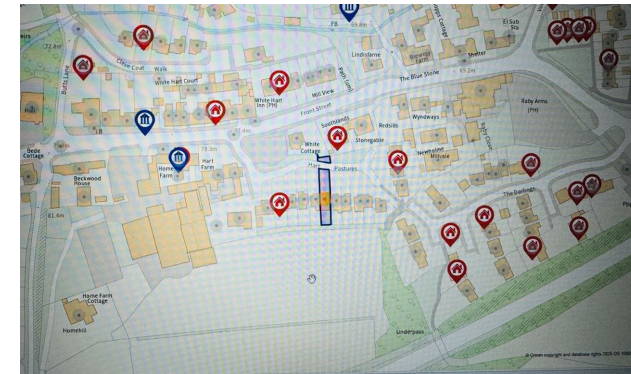
Balconies and terraces

169 ft²
15.7 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
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		
	71	81
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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