



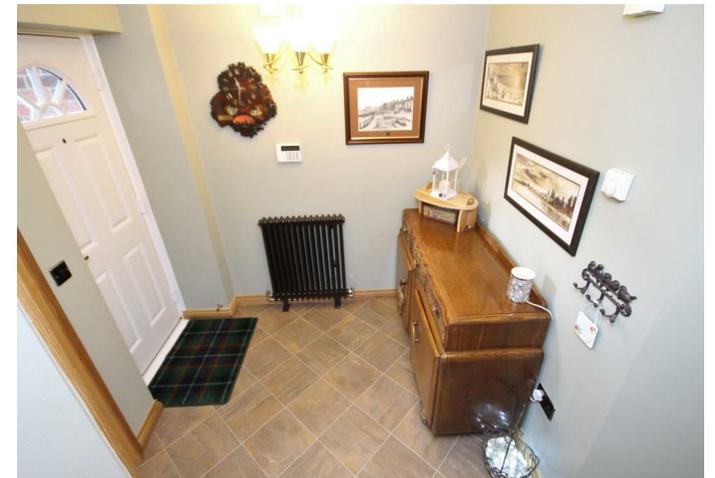
Hatfield Close, TS25 1RU
4 Bed - House - Detached
£210,000

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Hatfield Close

Hartlepool, TS25 1RU

A stunning four bedroom detached home offering beautifully upgraded accommodation throughout. An internal viewing comes highly recommended to appreciate the quality of finish on offer with cleverly reworked accommodation ideal for a wide variety of buyers. The home features a superb open plan kitchen/dining/family room allowing an enviable place to entertain family and friends, whilst further benefitting from two modern en-suite shower rooms and an impressive family bathroom. The accommodation is tastefully presented throughout, whilst being complemented by quality upgraded fixtures and fittings including upgrades to internal doors, skirting boards and frames. The home is warmed by gas central heating, features uPVC double glazing and includes a secure burglar alarm system. The internal layout comprises: inviting entrance hall with recently upgraded staircase to the first floor and access to a useful ground floor cloakroom/WC. The family lounge is located to the front of the property and the open plan kitchen/dining/family room is located at the rear. The kitchen is fitted with an extensive range of oak units with sparkling granite tops and includes a built-in oven, hob and extractor along with an integrated dishwasher and space for free standing appliances. A delightful bay looks out over the rear garden with bespoke window seat and storage, whilst French doors open to the patio area. To the first floor are four bedrooms, with built-in wardrobes to three, the master bedroom benefitting from a luxurious en-suite, whilst bedroom two also benefits from a modern en-suite shower room. The remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden with a concrete imprint driveway leading to the original garage which is now used for storage purposes. To the rear is a pleasant landscaped garden and a useful storage shed to the side. Hatfield Close is located off Inglefield with access via Seaton Lane.











ENTRANCE HALL

An inviting entrance hall accessed via double glazed composite entrance door, fitted with attractive Karndean flooring, upgraded staircase to the first floor with newel post and decorative wrought iron spindles, beautiful cast iron radiator, coving to ceiling, upgraded internal doors to each room.

CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap and tiled splashback, close coupled WC, tiled flooring, uPVC double glazed window to the side aspect, beautiful cast iron radiator, useful under stairs storage cupboard with bi-folding door.

LOUNGE 13'11 x 12'10 (4.24m x 3.91m)

A generous family lounge with a large uPVC double glazed window to the front aspect, quality fitted carpet, coving to ceiling, television point, double radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 25'10 x 12'1 extending to 14'9 into bay (7.87m x 3.68m extending to 4.50m into bay)

A stunning open plan kitchen/dining/family room offering an enviable place to entertain family and friends, the kitchen area incorporating a superb range of oak units with contrasting sparkling granite work surfaces and matching splashback with an inset one and a half bowl ceramic sink unit and mixer tap, built-in electric oven with five ring gas hob above and illuminated three speed extractor hood over, integrated dishwasher, recess for 'American' style fridge/freezer, concealed space with plumbing for washing machine and additional space for dryer, large three drawer unit to base level, two larder units, soft close feature to units, attractive Karndean flooring, coving and inset spotlighting to ceiling, large uPVC double glazed bay with bespoke built-in storage unit/window seat, double glazed composite side door, modern wall mounted vertical radiator, uPVC double glazed French doors to the rear garden.

FIRST FLOOR: LANDING

uPVC double glazed window to the side aspect, quality wool carpet, storage cupboard, coving to ceiling, hatch to partly boarded loft space, ideal for storage purposes with pull down aluminium ladder, upgraded internal doors to each room.

BEDROOM 1 12'10 x 11'8 (3.91m x 3.56m)

A generous master bedroom which benefits from 'his & hers' double wardrobes with upgraded doors, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, attractive 'column' style radiator, access to en suite.

EN SUITE SHOWER ROOM/WC

Beautifully upgraded with a three piece suite and chrome fittings comprising: walk-in shower area with chrome overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, mirror fronted cabinet to eye level, shelved storage area ideal for towels, beautiful panelling and white 'brick' style tiling to splashback areas, attractive 'column' style radiator with chrome rail, uPVC double glazed window to the front aspect.

BEDROOM 2 12'5 x 8'5 (3.78m x 2.57m)

Built-in triple wardrobe with part mirror fronted doors, uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator, access to:

EN SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with glass panelled door, chrome shower, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, chrome heated towel radiator, fitted extractor fan.

BEDROOM 3 8'9 x 8'7 (2.67m x 2.62m)

uPVC double glazed window to the rear aspect, built-in double wardrobe with upgraded doors, fitted carpet, single radiator.

BEDROOM 4 9'1 x 6'7 (2.77m x 2.01m)

Currently used as a home office with fitted desk, cabinet and shelving, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, useful storage cupboard with fitted shelving and upgraded door, chrome heated towel radiator.

OUTSIDE

The property features a low maintenance, part lawned front garden with a concrete imprint driveway providing useful off street parking for two cars, whilst leading to the original garage. A gate to the side of the property leads through to the enclosed rear garden, whilst an additional gate to the opposing side opens to a useful side storage shed. The enclosed rear garden has been attractively landscaped, with patio and lawned areas including fenced boundaries and useful bin storage area.

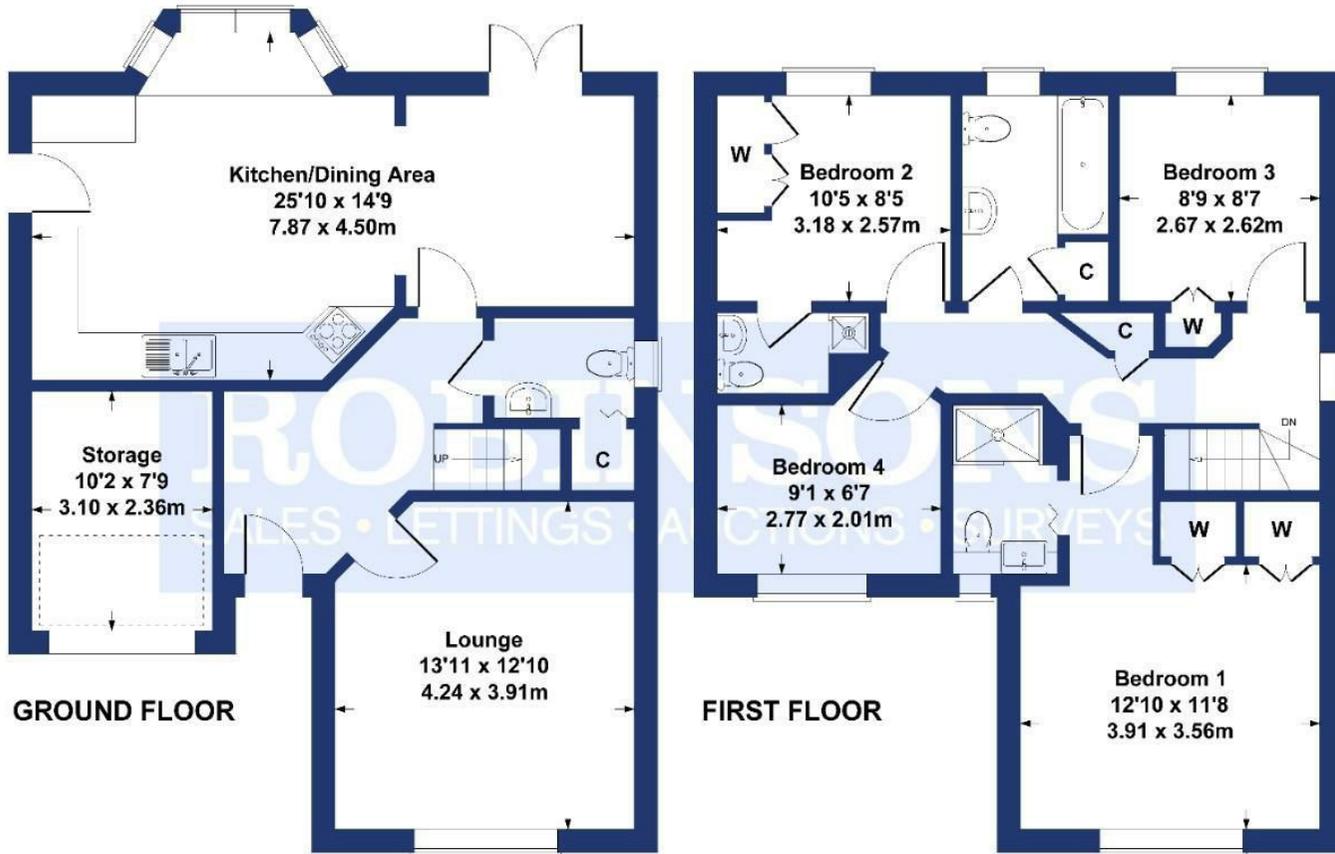
GARAGE/STORAGE AREA ONLY 10'2 x 7'9 (3.10m x 2.36m)

Accessed via up and over door, electric light, power points.



Hatfield Close

Approximate Gross Internal Area
1366 sq ft - 127 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons 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		75	85
(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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