



Jaywood Close, Clavering, TS27 3JG
3 Bed - House - Detached
£210,000

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



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Jaywood Close Clavering, Hartlepool, TS27 3JG

A modern and well presented THREE BEDROOM detached property occupying a pleasant position on Jaywood Close in a popular part of the Clavering Estate. The home offers accommodation ideal for a variety of buyers, with a modern kitchen/breakfast room and attractive upgraded shower room, whilst further benefitting from gas central heating and attractive grey anthracite windows and doors. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with access to useful guest cloakroom/WC, through to the inner hall with stairs to the first floor and access to a spacious dual aspect lounge and dining room. The kitchen/breakfast room features a modern range of white high gloss units and a host of integrated appliances. To the first floor are three bedrooms, with two doubles and a good size single, they are served by the modern shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front, with an open plan lawned front garden and double width blocked paved driveway in front of the garage with remote controlled roller door. To the rear is an attractively landscaped garden with patio and lawned areas. Jaywood Close offers a pleasant distant sea view being located close to the beach and allows easy access to and from the surrounding areas for those looking to commute. Jaywood Close is located towards to the top of Woodstock Way. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, glazed internal door through to the inner hall, access to:

GUEST CLOAKROOM/WC

5'7 x 3' (1.70m x 0.91m)

Fitted with a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with central mixer tap, low level WC, tiling to walls, uPVC double glazed frosted window to the front aspect, chrome heated towel radiator.

INNER HALL

Matching laminate flooring, spindled staircase to the first floor with newel post and under stairs storage cupboard, fitted carpet, single radiator.

THROUGH LOUNGE/DINING ROOM

25'7 x 7'1 (7.80m x 2.16m)

A spacious through lounge/dining room with uPVC double glazed bay window to the front aspect, uPVC double glazed French doors to the rear, fitted carpet, modern wall mounted fire, fitted carpet, coving to ceiling, two single radiators.

KITCHEN/BREAKFAST ROOM

7' x 16'10 (2.13m x 5.13m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback incorporating an inset sink with mixer tap, built-in double electric oven with separate four ring touch hob and extractor hood over, recess with 'American' style fridge/freezer included, recess for wine cooler, integrated washing machine, two uPVC double glazed windows to the rear aspect, matching laminate flooring, uPVC double glazed door to the rear garden, inset spotlighting to ceiling, modern vertical radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to bedrooms and shower room.

BEDROOM ONE

12'6 x 9'11 (3.81m x 3.02m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting to ceiling, single radiator.

BEDROOM TWO

10'4 x 8'6 (3.15m x 2.59m)

Wall to wall mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

9'5 x 7'8 (2.87m x 2.34m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, fitted carpet, single radiator.

SHOWER ROOM/WC

5'7 x 6'11 (1.70m x 2.11m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower, wall mounted wash hand basin with central mixer tap, close coupled WC, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance, part lawned front garden, with a double width block paved driveway providing useful off street parking. A gate to the side leads through to the enclosed rear garden which enjoys a south westerly aspect and should prove to be a suntrap in the summer months. The rear garden incorporates a block paved patio, lawn and planted border with fenced boundaries.

GARAGE

17'11 x 8'9 (5.46m x 2.67m)

Accessed via remote controlled roller door to the front, lighting, sockets and overhead storage space.

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⁾

1039 ft²

96.5 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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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