



Coatham Drive, West Park, TS26 0AS
3 Bed - House - Detached
£299,950

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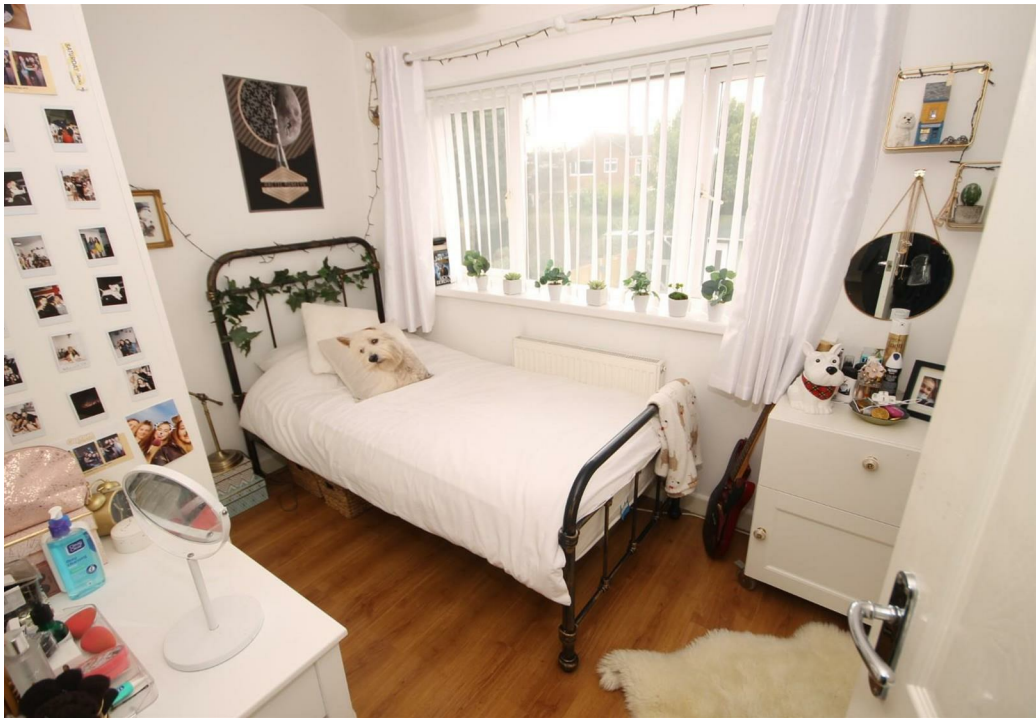
Coatham Drive West Park, TS26 0AS

*** VIEWING RECOMMENDED *** EXTENDED ACCOMMODATION *** A most impressive three bedroom detached property located in the prestigious West Park area of Hartlepool and occupying a generous plot with large SOUTH FACING REAR GARDEN. The home offers accommodation enhanced by a garden/dining room extension to the rear, whilst further benefitting from a quality fitted kitchen, modern family bathroom and attractive en-suite shower room. An ideal home for entertaining family and friends, with the owners including a superb SUMMERHOUSE/LODGE WITH BUILT-IN BAR. An internal viewing comes highly recommended, with further benefits including gas central heating, uPVC double glazing, off street parking and detached garage. The layout comprises: entrance porch through to an inviting entrance hall incorporating stairs to the first floor, double doors to the lounge/dining room and access to a useful ground floor WC. The spacious open plan lounge/dining room leads through to garden room extension with patio doors that open to the rear garden. The hall also provides access the kitchen which is fitted with units to base and wall level with built-in oven, hob and extractor included. To the first floor are three bedrooms, with bedrooms one and two benefitting from built-in wardrobes, the master bedroom also benefitting from the en-suite shower room, bedrooms two and three are served by the modern upgraded family bathroom. Externally is a low maintenance front garden with a block paved driveway providing useful off street parking, whilst leading to the detached garage. The generous south facing rear garden features patio and lawned areas with hot tub area, storage shed and access to the detached summerhouse/lodge measuring over 21ft in length. Ward Jackson Park and West Park Primary School are within easy reach of the property.











ENTRANCE PORCH

Accessed via double glazed composite entrance door, two uPVC double glazed windows, attractive hardwood flooring, uPVC double glazed door and side screens to entrance hall, coving to ceiling.

ENTRANCE HALL

An inviting entrance hall which incorporates a turned staircase to the first floor with fitted carpet, matching wood flooring to hallway, useful cloaks cupboard, modern vertical panelled radiator, double doors to lounge.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising: wall mounted wash hand basin with chrome dual taps, concealed WC with white gloss back and vanity area above, matching wood flooring, chrome heated towel radiator, uPVC double glazed window to the side aspect.

OPEN PLAN LOUNGE/DINING ROOM 21'11 x 13'5 narrowing to 10'3 (6.68m x 4.09m narrowing to 3.12m)

A generous family lounge with ample dining space, uPVC double glazed bow window to the front aspect, double doors with matching side screens to the garden room extension, fitted carpet, coving to ceiling, television point, double radiator.

GARDEN ROOM/DINING ROOM 13'5 x 10'7 (4.09m x 3.23m)

Offering a pleasant transition between the home and garden, with double glazed patio doors, uPVC double glazed window to the side, fitted carpet, coving to ceiling, double radiator.

KITCHEN 12'6 x 9'1 (3.81m x 2.77m)

Fitted with a quality range of oak units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, tiling to splashback, recess for 'American' style fridge/freezer, recess for dishwasher, uPVC double glazed window overlooking the rear garden, uPVC double glazed side door and window, 'tile' effect laminate flooring, convector radiator.

FIRST FLOOR: LANDING

Accessed via turned staircase with uPVC double glazed feature window to the side aspect, fitted carpet, additional uPVC double glazed window to the front aspect, built-in storage cupboard, hatch to loft space.

BEDROOM 1 12'11 x 9' (3.94m x 2.74m)

A good sized master bedroom with modern style laminate flooring, large uPVC double glazed window to the front aspect, inset spotlighting to ceiling, built-in wardrobes with bi-fold doors, single radiator, access to en suite.

EN SUITE SHOWER ROOM/WC 6'4 x 4'2 (1.93m x 1.27m)

Fitted with a modern three piece suite comprising: shower cubicle with chrome shower and glass panelled sliding door, inset wash hand basin with chrome dual taps and vanity cabinets below, concealed WC with matching back and vanity area above, matching eye level units, mirror and lighting, attractive tiling to splashback, matching 'wood' style laminate flooring, chrome heated towel radiator.

BEDROOM 2 10'9 x 10'3 (3.28m x 3.12m)

Built-in wardrobes with bi-fold doors, large uPVC double glazed window overlooking the rear garden, attractive 'wood' style laminate flooring, single radiator.

BEDROOM 3 9'10 x 6'11 (3.00m x 2.11m)

uPVC double glazed window overlooking the rear garden, attractive 'wood' style laminate flooring, single radiator.

BATHROOM/WC 8'7 x 5'4 (2.62m x 1.63m)

Upgraded with a modern three piece white suite and chrome fittings comprising: curved panelled bath with chrome mixer tap and chrome shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, concealed WC with matching back and vanity area above, attractive tiling to splashback and flooring, inset spotlighting to ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

OUTSIDE

The property features a low maintenance, part lawned front garden with a double width block paved driveway providing useful off street parking. A uPVC access door and additional gate lead through to the enclosed rear garden enjoying a southerly aspect with block paved patio area, large lawn, fenced boundaries and access to a generous summerhouse/lodge with bar.

SUMMERHOUSE/LODGE WITH BAR 21'11 x 12'2 (6.68m x 3.71m)

An enviable place for entertaining family and friends with lighting, power points, built-in bar area, various windows and double French doors for access.

GARAGE 16'9 x 8'7 (5.11m x 2.62m)

A brick built garage with up and over access door to the front, personal door from rear garden, electric light, power points, plumbing for washing machine, overhead storage space.

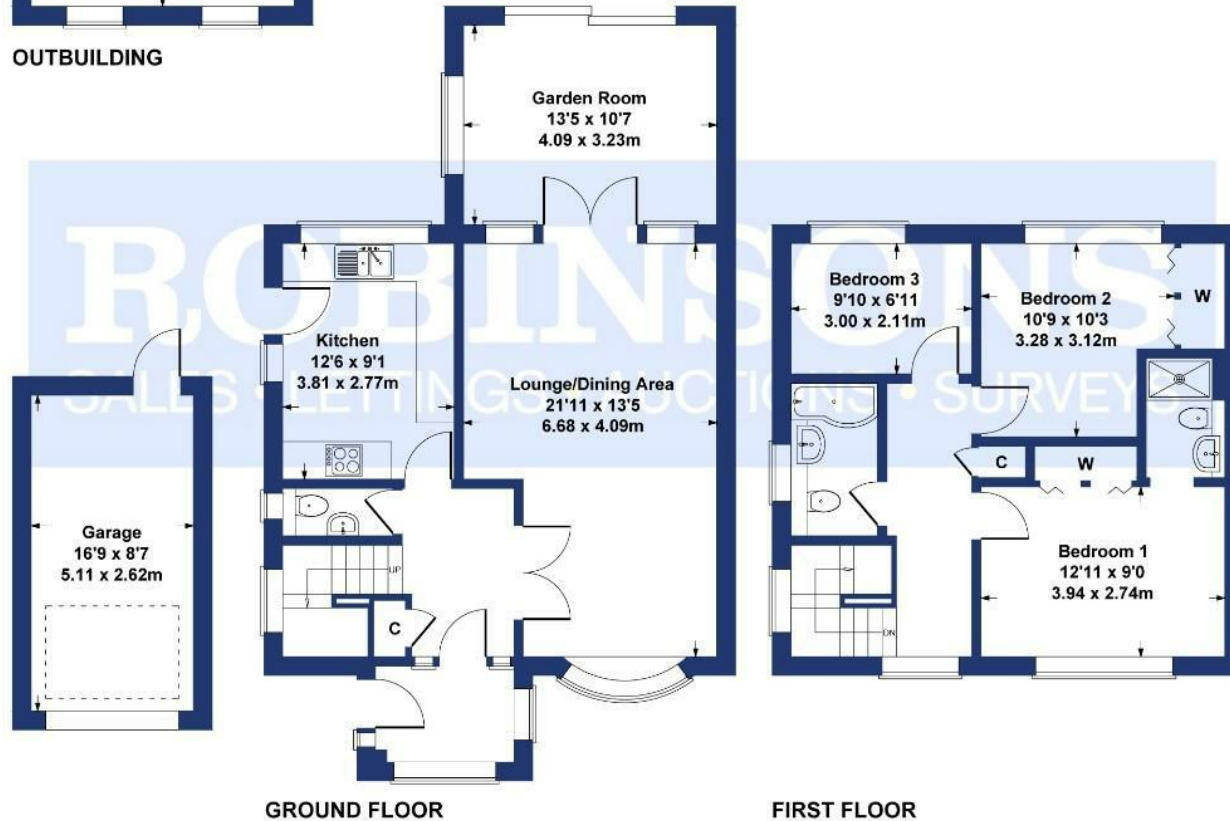
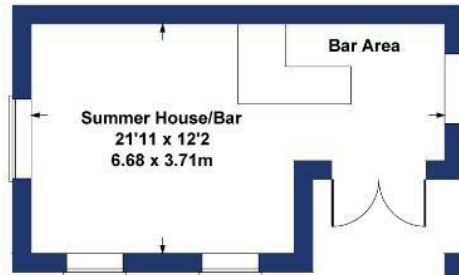


Coatham Drive

Approximate Gross Internal Area
1580 sq ft - 147 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-91) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.



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