



**King Oswy Drive, TS24 9SA**  
**3 Bed - House - Semi-Detached**  
**£195,000**

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

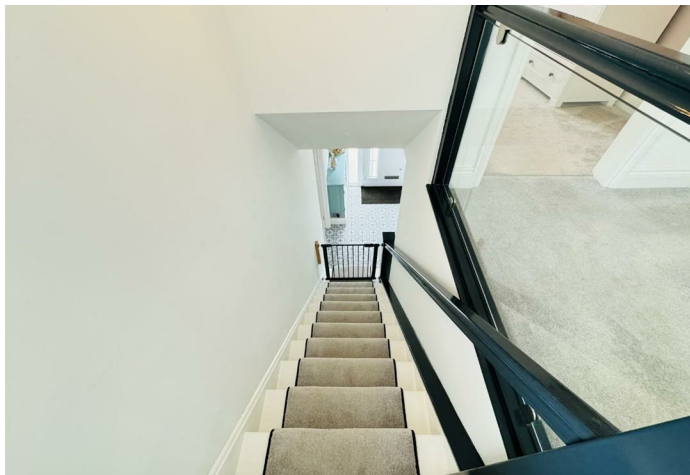


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# King Oswy Drive Hartlepool TS24 9SA

A stunning THREE BEDROOM semi-detached property offering beautifully upgraded accommodation, ideal for a wide variety of buyers. The home features a modern and contemporary open plan layout with a superb kitchen/diner/family room. An internal viewing comes highly recommended to appreciate the upgrades on offer, with further benefits including an impressive refitted family bathroom, converted garage, recent re-wire and upgraded heating system. The full layout comprises: entrance hall with stairs to the first floor and access to the open plan kitchen/diner/family room, the kitchen area incorporating a quality range of units with built-in and integrated appliances alongside a contrasting island with bespoke seating area. The dining area benefits from bi-fold doors to the rear garden, whilst the lounge area features a custom media wall and seating to the bay. The garage has been predominantly converted with utility area, guest WC and two useful storage areas. The front of the garage remains with remote controlled roller door. To the first floor are three good size bedrooms, the master bedroom with wall to wall fitted wardrobes, they are served by the impressive bathroom which features a four piece suite with walk-in shower area and free standing bath. Externally is a low maintenance front garden, with a driveway allowing useful off street parking. The enclosed rear garden enjoys a southerly aspect with lawn and decked patio area. **VIEWING RECOMMENDED.**



















## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, uPVC double glazed side screen, attractive tiled flooring, stairs to the first floor, convector radiator.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

25' x 21'2" (7.62m x 6.45m)

### SEATING AREA

Custom media wall with modern recessed electric fire, lighting and television recess, uPVC double glazed bay window to the front with custom seating, attractive 'oak' style laminate flooring, convector radiator.

### DINING AREA

Walk-in bay with bi-folding doors to the rear garden, large wall mounted mirror, matching flooring, modern vertical radiator.

### KITCHEN AREA

Fitted with a quality range of units to base and wall level with complementing work surfaces and matching splashback, built-in electric oven with separate four ring touch hob and extractor over, integrated fridge/freezer and dishwasher, down lighting, island with contrasting units, matching worktop and inset sink with mixer tap over, custom seating area.

### UTILITY ROOM

8'4" x 8'3" (2.54m x 2.51m)

Two built-in utility cupboards ideal for free standing appliances, useful storage/cloaks cupboard, access to guest WC and garage storage area, modern 'oak' style laminate flooring, convector radiator.

### GUEST WC

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome mixer tap, concealed WC, part panelled walls, modern 'oak' style laminate flooring, access to rear storage area.

### REAR STORAGE ROOM

uPVC door to the rear garden, uPVC double glazed window to the rear, wall mounted Baxi Platinum boiler.

## FIRST FLOOR

### LANDING

Modern glass balustrading, uPVC double glazed window to the side, fitted carpet, hatch to loft space.

### BEDROOM ONE

13'4" x 12' (4.06m x 3.66m)

Modern wall to wall fitted wardrobes with sliding doors, uPVC double glazed bay window to the front aspect, custom panelling, fitted carpet, convector radiator.

### BEDROOM TWO

10'8" x 8'8" (3.25m x 2.64m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM THREE

11' x 9'3" (3.35m x 2.82m)

Built-in wardrobe/storage cupboard, panelled wall, uPVC double glazed window to the front, convector radiator.

### FAMILY BATHROOM/WC

12'6" x 7'7" (3.81m x 2.31m)

Featuring a four piece suite with free standing bath, walk-in shower area, modern basin and close coupled WC, attractive 'marble' style tiled splashback and flooring, inset spotlights to ceiling, two uPVC double glazed windows to the rear, heated towel radiator.

### EXTERNALLY

Low maintenance gardens to the front and rear, the front garden being part lawned with a paved driveway allowing useful off street parking. The enclosed rear garden is south facing and should prove to be a suntrap in the summer months, with lawn and decked patio area.

### GARAGE/STORAGE

8'4" x 3'6" (2.54m x 1.07m)

Access to the front via a remote controlled roller door, integral door from the utility area.

### 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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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