



**De Havilland Way, Seaton Carew, TS25 2DW**  
**3 Bed - House - Detached**  
**£225,000**

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

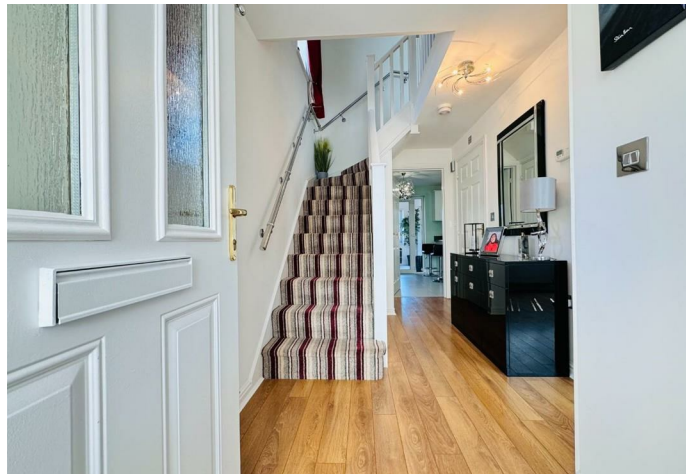
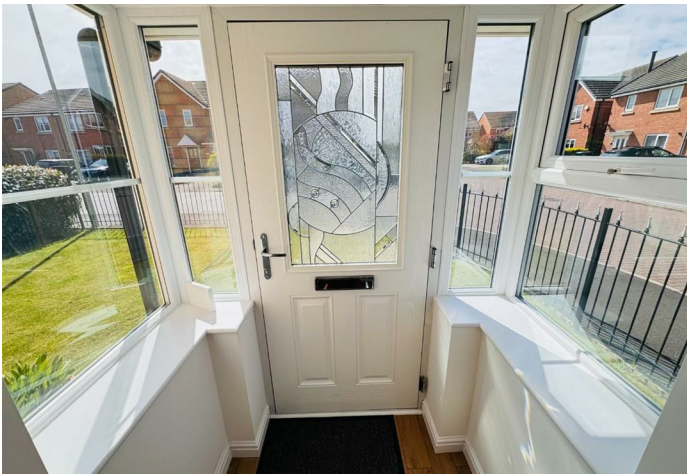


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# De Havilland Way

## Seaton Carew Hartlepool TS25 2DW

A beautifully presented THREE BEDROOM detached property occupying a pleasant corner position on De Havilland Way in Seaton Carew, close to the seafront. The home offers spacious accommodation enhanced by a garden room extension to the rear and porch extension to the front. An ideal purchase for a variety of buyers including first time buyers and families, with immaculately presented accommodation which further benefits from gas central heating, uPVC double glazing and electric car charging point. The internal layout comprises: entrance porch through to a welcoming entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC. The lounge is located to the front, whilst the full width kitchen/diner incorporates French doors to the garden room extension. A separate utility room completes the ground floor and to the first floor are three good size bedrooms, two with fitted wardrobes, the master also benefitting from a modern upgraded en-suite shower room. The remaining bedrooms are served by the family bathroom which features a three piece white suite and chrome fittings. Externally are low maintenance gardens to the front and rear. A single garage with block paved driveway in front is located to the rear of the property. Well positioned within the development, with easy access to the seafront, amenities and transport links. An internal viewing comes highly recommended.











## GROUND FLOOR

### PORCH EXTENSION

6'10 x 4' (2.08m x 1.22m)

Accessed via double glazed composite entrance door, uPVC double glazed windows, modern laminate flooring, spotlights to ceiling, internal door to the hall.

### ENTRANCE HALL

Fitted with modern laminate flooring, stairs to the first floor with under stairs storage and fitted carpet, uPVC double glazed window to the side aspect, convector radiator.

### GUEST CLOAKROOM/WC

5'3 x 3'1 (1.60m x 0.94m)

Fitted with a two piece white suite and chrome fittings comprising: corner wash hand basin with chrome dual taps and tiled splashback, low level WC, modern laminate flooring, extractor fan, convector radiator.

### FAMILY LOUNGE

12'2 x 12'10 (3.71m x 3.91m)

A pleasant family lounge with uPVC double glazed window to the front aspect, modern laminate flooring, television point, convector radiator.

### KITCHEN/DINER

9'3 x 18' (2.82m x 5.49m)

A full width kitchen/diner which is 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, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven with four ring gas hob above and extractor over, all finished in brushed stainless steel with matching splashback, recess for dishwasher, recess for fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the garden room, convector radiator.

### GARDEN ROOM EXTENSION

8'1 x 8'7 (2.46m x 2.62m)

A lovely garden room extension with uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, under floor heating, inset spotlights to ceiling.

### UTILITY ROOM

5'4 x 7'7 (1.63m x 2.31m)

A useful utility room with white gloss units to base and wall level, brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer sink unit with mixer tap, recess for washing machine, recess for dryer, gas central heating boiler, double glazed side door, convector radiator.

### FIRST FLOOR: LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space with light and pull down access ladder.

## BEDROOM ONE

10'7 x 11'11 (3.23m x 3.63m)

A good size master bedroom with modern wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### EN-SUITE SHOWER ROOM/WC

5'10 x 5'9 (1.78m x 1.75m)

Upgraded with a modern three piece suite and chrome fittings comprising: corner shower with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and white gloss cabinet below, low level WC, attractive tiled splashback being full height to shower level, extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.

### BEDROOM TWO

9'6 x 9'6 (2.90m x 2.90m)

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

### BEDROOM THREE

9'5 x 6'2 (2.87m x 1.88m)

Wall to wall mirrored wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### FAMILY BATHROOM/WC

6'9 x 5'6 (2.06m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, tiled splashback, extractor fan, uPVC double glazed window, chrome heated towel radiator.

### EXTERNALLY

The property features a low maintenance lawned front garden with wrought iron fence. The enclosed rear garden incorporates lawn and patio areas with part brick and part fenced boundary. A gate opens to a block paved drive at the rear, with electric car charger point.

### GARAGE

Accessed via remote controlled roller door, light, sockets and overhead storage.

### 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.







Approximate total area<sup>(1)</sup>  
 1016.69 ft<sup>2</sup>  
 94.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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