



Mountston Close, Deer Park, TS26 0LR
3 Bed - House - Detached
£298,000

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



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Mountston Close

Deer Park Hartlepool TS26 0LR

A stunning three (former four) bedroom detached property offering spacious, well proportioned and versatile accommodation ideal for family requirements. The home occupies a pleasant set back position within the cul-de-sac, with the benefit of a private rear garden and ample off street parking. Beautifully upgraded and cleverly extended to the side and rear with three reception rooms, stunning open plan kitchen/breakfast room and the benefit of a large dressing room and modern en-suite to the master bedroom. A credit to its current owners, with tasteful and attractive decor complemented by quality fixtures and fittings and an abundance of recent upgrades. Further benefits include upgraded internal doors, gas central heating, uPVC double glazing and electric car charging point.

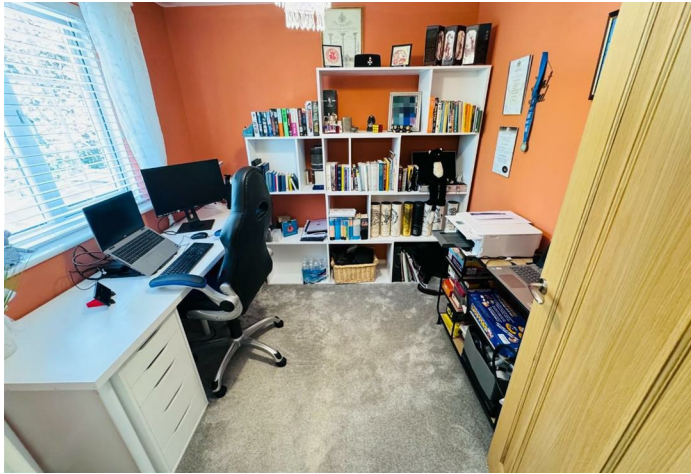
The full layout comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the family lounge includes a 'Hamlet' log burning stove and links to the stunning kitchen/breakfast room featuring a quality range of units, quartz worktops, integrated appliances and matching island. A superb open plan sitting and dining room at the rear offers an enviable place for entertaining family and friends, whilst an additional reception area is currently used as a home gym, with scope for a ground floor study/potential fourth bedroom. A useful utility completes the ground floor and offers further space for appliances. To the first floor are three bedrooms, with scope for four, the owners have altered the layout to incorporate a large dressing and en-suite to the master bedroom. The remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings.

Externally the property is approached by a driveway with loose slate which continues to the side and through to the private landscaped rear garden. A great place for entertaining with patio, lawn and BBQ/cooking area. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, uPVC double glazed window, attractive tiled flooring, upgraded oak internal doors and staircase to the first floor with fitted carpet, coving to ceiling, convector radiator, access to:

GUEST CLOAKROOM/WC

4'9 x 3'3 (1.45m x 0.99m)

Fitted with a two piece white suite comprising: wash hand basin with chrome mixer tap, low level WC, uPVC double glazed window to the front aspect, coving to ceiling, convector radiator.

FAMILY LOUNGE

19'2 x 13'11 (5.84m x 4.24m)

A generous family lounge with uPVC double glazed window to the front aspect, 'Hamlet' log burning stove with oak mantel above and attractive 'brick slip' tiling, fitted carpet, coving to ceiling, television point, convector radiator.

OPEN PLAN KITCHEN/BREAKFAST ROOM

25'3 x 9'10 (7.70m x 3.00m)

Fitted with a beautiful range of units to base and wall level with extensive storage, impressive quartz worktops and a range of integrated appliances including double oven, five ring induction hob, extractor, integrated microwave, dishwasher and fridge/freezer, recess with double wine cooler included, concealed waste bin, inset 'Belfast' style sink with chrome mixer tap, down lighting, display shelving, matching island with breakfast bar, attractive tiled flooring, uPVC double glazed window to the front aspect, two modern wall mounted vertical radiators.

OPEN PLAN SITTING/DINING/FAMILY ROOM

9'7 x 25'11 (2.92m x 7.90m)

An enviable place for entertaining family and friends, whilst enjoying an abundance of natural light with three double glazed 'Velux' style windows, two uPVC double glazed windows to the rear and uPVC double glazed French doors which open to the rear garden, modern laminate flooring, inset spotlighting to ceiling, two wall mounted electric radiators, wall mounted television point.

HOME GYM / POTENTIAL GROUND FLOOR BEDROOM

9'9 x 9'7 (2.97m x 2.92m)

Offering a variety of uses, with uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:

UTILITY ROOM

5'5 x 9'5 (1.65m x 2.87m)

Allowing further scope for appliances with fitted worktop and space below for washing machine and dryer, eye-level units, concealed gas central heating boiler, modern laminate flooring, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Fitted carpet, coving to ceiling, upgraded oak internal doors.

BEDROOM ONE

12'1 x 10'8 (3.68m x 3.25m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, radiator with cover included.

DRESSING ROOM (POTENTIAL BEDROOM)

11'7 x 7'11 (3.53m x 2.41m)

Potential for use as an additional bedroom, with uPVC double glazed window to the front aspect, modern fitted wardrobes with sliding doors, hanging rails and shelving, fitted carpet, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

3'11 x 9'5 (1.19m x 2.87m)

Fitted with a modern three piece suite and chrome fittings comprising: walk-in shower with chrome overhead shower and protective glass screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC attractive tiling to walls, modern laminate flooring, uPVC double glazed window to the rear aspect, extractor fan, spotlights to ceiling, chrome heated towel radiator.

BEDROOM TWO

10'10 x 11'11 (3.30m x 3.63m)

uPVC double glazed window to the front aspect, built-in double wardrobe, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

8' x 8'3 (2.44m x 2.51m)

uPVC double glazed window to the rear, built-in wardrobe with bi-folding door, fitted carpet, radiator.

FAMILY BATHROOM/WC

6'11 x 7'3 (2.11m x 2.21m)

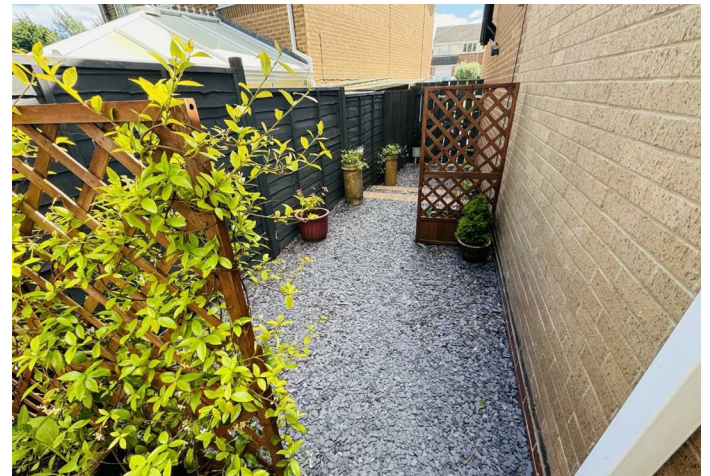
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over with separate attachment, protective glass shower screen, wall mounted wash hand basin with chrome mixer tap and vanity drawers below, close coupled WC, attractive tiling to splashback, modern laminate flooring, uPVC double glazed window to the rear aspect, inset spotlights to ceiling, heated towel radiator.

EXTERNALLY

The property is set back within the cul-de-sac, being approached by a gravelled driveway which continues to the side of the property and through to the enclosed rear garden. The beautifully landscaped rear garden offers an ideal place for entertaining with lawn, patio area, cooking area with barbeque, storage and log store; enclosed by fenced and brick boundaries, whilst enjoying a high degree of privacy.

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 2

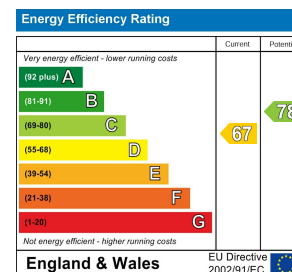
Approximate total area⁽¹⁾

1602.7 ft²
148.9 m²

(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.

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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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