



Mowbray Road, Fens, TS25 2LZ
3 Bed - Bungalow - Detached
Offers In The Region Of £300,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



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ESTATE AGENTS

Mowbray Road Fens Hartlepool TS25 2LZ

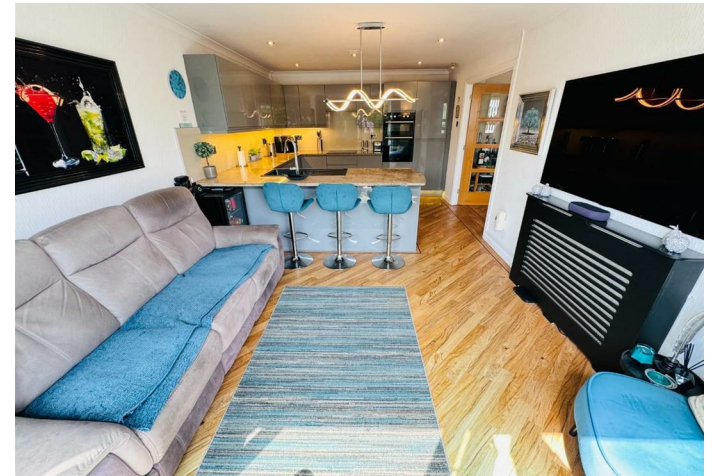
A stunning DETACHED BUNGALOW on Mowbray Road in a popular part of the Fens Estate. The home offers generously extended accommodation, ideal for a wide variety of buyers, with THREE DOUBLE BEDROOMS, study and multiple reception areas. Attractively presented throughout, whilst being complemented by quality fixtures and fittings, with a beautiful kitchen/diner/sitting room and impressive upgraded bathroom. The accommodation is warmed by gas central heating, features upgraded uPVC double glazing, external rendering, includes CCTV and solar panels which provide an annual return.

Situated on a large double width plot with manageable gardens, including a resin driveway to the front allowing useful off street parking for up to five cars. An area to the side includes a useful timber storage shed, potting shed and bin storage, whilst the superb landscaped rear garden offers an enviable place for entertaining family and friends with lawn, patio, pergola and summerhouse/bar included. The rear garden is south facing and enjoys a high degree of privacy. A larger than average garage is accessed to the front via remote controlled roller door. All external lighting is included in the asking price.

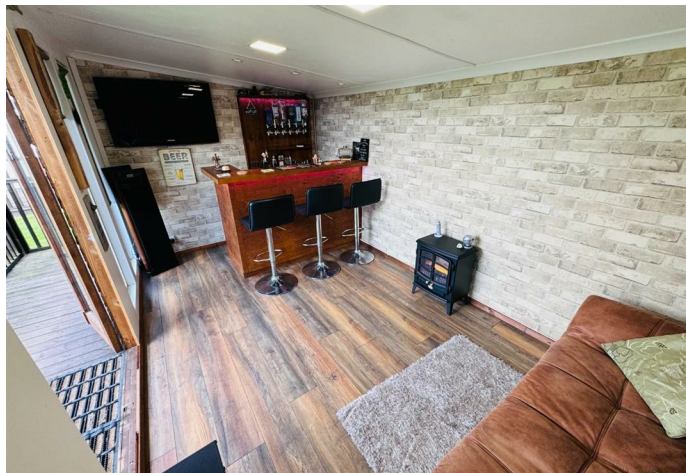
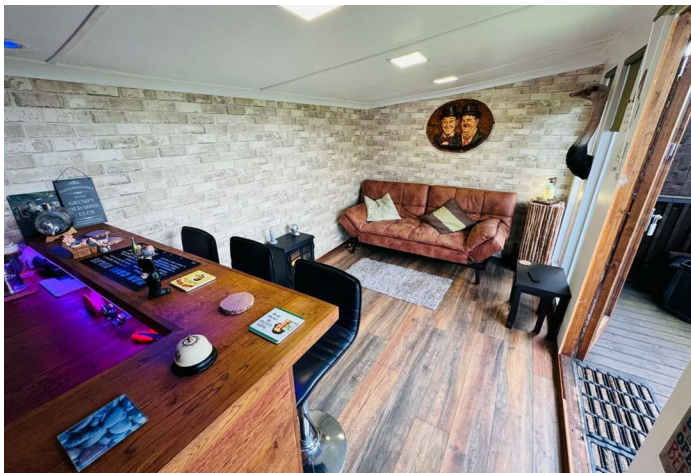
The versatile accommodation briefly comprises: inviting entrance, large entrance hall, spacious lounge linking directly to the dining room which in turn leads through to a generous kitchen/diner/family room measuring close to 20ft. The kitchen area has been upgraded with modern units and includes a range of integrated appliances. The hall also provides access to three double bedrooms and a useful study/potential fourth bedroom, they are served by a good size bathroom which incorporates a four piece suite and chrome fittings.

Bungalows of this size and quality are rarely available on the open market. An early viewing is recommended to appreciate everything on offer.









ENTRANCE/CLOAKS AREA

12'3 x 7'11 (3.73m x 2.41m)

Accessed via double glazed composite entrance door with uPVC double glazed side screens, fitted with attractive Karndean flooring, coving to ceiling, French doors to:

INNER ENTRANCE HALL

6'6 x 15'11 (1.98m x 4.85m)

Matching Karndean flooring, upgraded internal doors to each room, coving to ceiling, feature fire surround with electric fire, modern grey radiator.

LOUNGE/DINING ROOM

17'10 x 22' (5.44m x 6.71m)

GENEROUS LOUNGE AREA

A pleasant sitting area with uPVC double glazed French doors and matching side screens to the rear garden, fitted carpet, coving to ceiling, dual aspect fire with brick surround, wall mounted television point.

DINING AREA

Attractive Karndean flooring, uPVC double glazed window to the rear aspect, dual aspect fire with brick surround, coving to ceiling, radiator with cover, French doors to:

OPEN PLAN KITCHEN/DINER/SITTING ROOM

20' x 11'5 (6.10m x 3.48m)

KITCHEN AREA

Fitted with an attractive range of grey gloss units to base and wall level with complementing granite worktops incorporating an inset one and a half bowl single drainer sink unit with modern spray mixer tap, built-in double oven with separate four ring hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, recess with plumbing for washing machine, down lighting to eye-level units, lighting to kickboard, attractive Karndean flooring, coving and inset spotlighting to ceiling.

DINING/SITTING AREA

Matching Karndean flooring, coving to ceiling, uPVC double glazed patio doors to the rear garden, radiator with cover included, television point.

BEDROOM ONE

17'1 x 10'11 (5.21m x 3.33m)

A generous master bedroom which incorporates a quality range of bedroom furniture with fitted wardrobes, matching bedside drawers and overhead storage space, uPVC double glazed French doors to the rear with matching side screens, fitted carpet, coving to ceiling, wall mounted television point, modern grey radiator.

BEDROOM TWO

10'8 x 13'9 (3.25m x 4.19m)

uPVC double glazed window to the front aspect, fitted wardrobes with bed recess and

down lighting, matching dressing area, fitted carpet, coving to ceiling, modern grey radiator.

BEDROOM THREE

12'7 x 11'1 (3.84m x 3.38m)

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, modern grey radiator.

STUDY/BEDROOM FOUR

5'10 x 7'5 (1.78m x 2.26m)

Offering potential use as an additional bedroom with Karndean flooring, uPVC double glazed window to the side aspect, convector radiator.

BATHROOM/WC

7'11 x 9'8 (2.41m x 2.95m)

Fitted with a modern four piece suite comprising: curved panelled bath with central chrome mixer tap, corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinets below, close coupled WC, tiling to walls, coving and inset spotlighting to ceiling, extractor fan, chrome heated towel radiator.

EXTERNALLY

The property occupies a prominent double plot on Mowbray Road, with a generous resin driveway to the front providing off street parking to up to five cars. A gate to the side of the property leads through to an enclosed area with timber storage shed and bin storage space. A further gate leads through to an additional potting shed and to the rear garden. The rear garden is south facing, ideal for entertaining purposes, with lawn, decked patio area, pergola with feature lighting, pond and decked walkway. The rear garden enjoys a high degree of privacy and includes a LARGE BAR/SUMMERHOUSE (14'4 x 8') (4.37m x 2.44m) with further decking area.

INTEGRAL GARGAGE

A larger than average garage accessed via a remote controlled roller door to the front, light, sockets, 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.





Approximate total area⁽¹⁾
 1743.75 ft²
 162 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.

GIRAFFE360

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

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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