



**Meadow Drive, West Park, TS26 0AY**  
**5 Bed - House - Detached**  
**£435,000**

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



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FRIENDS**  
ESTATE AGENTS



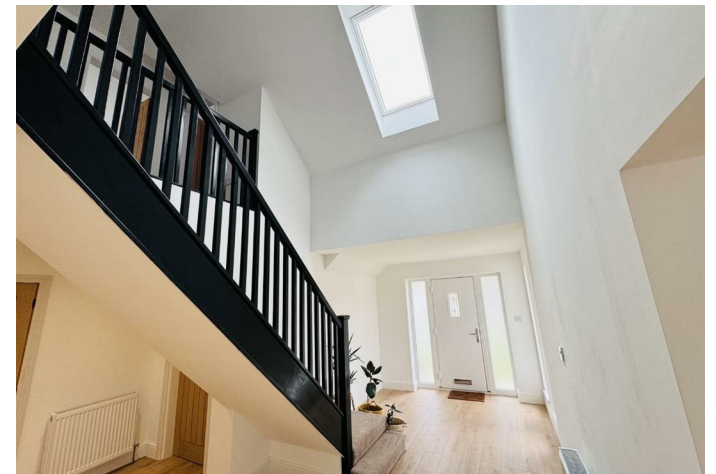
# Meadow Drive

## West Park Hartlepool TS26 0AY

A unique detached dormer residence on Meadow Drive in the prestigious West Park area of Hartlepool. The home offers generously extended and enhanced accommodation with FIVE BEDROOMS, three bathroom areas and ample living space. An ideal purchase for a wide variety of buyers including large families, with four bedrooms to the first floor and scope for a further two bedrooms to the ground floor. With a versatile layout and generous rear garden, the home offers undoubted further potential and comes with an early viewing recommended.

The internal layout comprises: spacious and inviting entrance hall overlooked by a gallery style landing allowing a high degree of natural light. A generous open plan living, dining and kitchen area offers an enviable space for entertaining family and friends, whilst two separate rooms to the ground floor allow for a variety of uses, the larger of the two is currently used as a formal lounge. An impressive utility room and three piece bathroom complete the ground floor. To the first floor are four bedrooms, with a beautiful master suite allowing seating and dressing areas. A separate en-suite offers scope for a shower room or possible dressing room and has been left as a blank canvas for potential buyers. The remaining three bedrooms are served by a stunning family bathroom which incorporates a four piece suite and chrome fittings.

Externally is a lawned front garden, with a block paved driveway in front of the garage providing useful off street parking. The extremely spacious rear garden features a large decked patio, attractive brickwork and dividing wall with steps down to a lower lawn, pebbled area with inset circular patio and play area. With well established border, fence and brick boundary, the garden offers a secure place for children and ample space to further development.



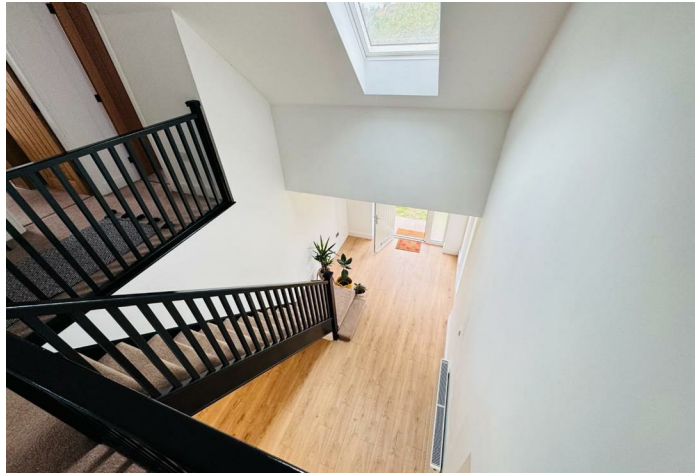
















## GROUND FLOOR

### ENTRANCE HALL

14'1 x 21'7 (4.29m x 6.58m)

A spacious and inviting entrance hall which is accessed via a double glazed composite entrance door with uPVC double glazed frosted side screens, two uPVC double glazed feature windows, staircase to the first floor with a galleried landing and Velux window over, modern laminate flooring, spotlighting to ceiling, two convector radiators, oak internal doors, archway to:

### OPEN PLAN SITTING/DINING/KITCHEN AREA

17'2 x 24' (5.23m x 7.32m)

### SITTING/DINING SPACE

Offering an enviable place for entertaining family and friends, with uPVC double glazed window to the front aspect, double glazed patio doors to the rear decked patio area, modern 'oak' style laminate flooring, feature fire surround with electric fire, television point, two convector radiators.

### KITCHEN

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, space for free standing fridge/freezer, four drawer unit to base level, matching 'oak' style laminate flooring, double glazed window to the rear aspect, double glazed door to the rear garden.

### UTILTY ROOM

10'9 x 7'10 (3.28m x 2.39m)

Fitted with an attractive range of units to base and wall level with a complementing worktop incorporating an inset single drainer sink unit with mixer tap, recess with plumbing for washing machine, recess for tumble dryer, useful cloaks cupboard, additional cloaks area with bench and shoe storage below, double glazed composite 'barn' style door to the side, Ideal gas central heating boiler, attractive oak flooring.

### SITTING ROOM/POTENTIAL GROUND FLOOR BEDROOM

15'8 x 10'3 (4.78m x 3.12m)

Attractive oak flooring, uPVC double glazed window to the front aspect, wall mounted television point, convector radiator.

### BEDROOM FIVE

10'10 x 12'5 (3.30m x 3.78m)

Modern laminate flooring, double glazed window to the rear aspect, convector radiator.

### BATHROOM/WC

6'3 x 9'3 (1.91m x 2.82m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, close coupled WC, tiling to splashback, double glazed window to the rear aspect, convector radiator.

## FIRST FLOOR

### LANDING

A gallery style landing with double glazed Velux window overlooking the hall, oak internal doors, fitted carpet, convector radiator.

### BEDROOM ONE

17'8 x 24' (5.38m x 7.32m)

A generous master suite which offers a high degree of natural light with uPVC double glazed 'dormer' style window to the front aspect, additional double uPVC double glazed window to the side aspect and double glazed 'Velux' style window to the rear aspect, fitted carpet, inset spotlighting to ceiling, two convector radiators, access to:

### EN-SUITE

8'3 x 9'4 (2.51m x 2.84m)

Offering potential for use as an en-suite shower room or possible dressing room, with double glazed 'Velux' style window to the rear aspect.

### BEDROOM TWO

15'9 x 10'4 (4.80m x 3.15m)

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

### BEDROOM THREE

11'2 x 12'8 (3.40m x 3.86m)

Double glazed 'Velux' style window to the rear aspect, uPVC double glazed window to the side aspect, fitted carpet, convector radiator.

### BEDROOM FOUR

10'8 x 7'10 (3.25m x 2.39m)

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

### BATHROOM/WC

10'11 x 9'3 (3.33m x 2.82m)

A stunning family bathroom which incorporates a four piece suite and chrome fittings comprising: free standing bath with chrome pillar mixer tap over and shower attachment, corner shower cubicle with chrome frame, glass panelled sliding door and chrome mains shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive 'marble' style tiling to walls and flooring, double glazed 'Velux' style window to the rear aspect, inset spotlighting to ceiling, chrome heated towel radiator.

### EXTERNALLY

The property features a lawned front garden, with a block paved driveway to the side of the property leading to the garage. The generous enclosed rear garden incorporates a large decked patio area, attractive brick dividing wall and steps down to a lower lawn with established border, pebbled area with inset circular patio and play area, with summerhouse included.

### GARAGE

Access to the front via an up and over door, personal door from the rear garden.

### NB

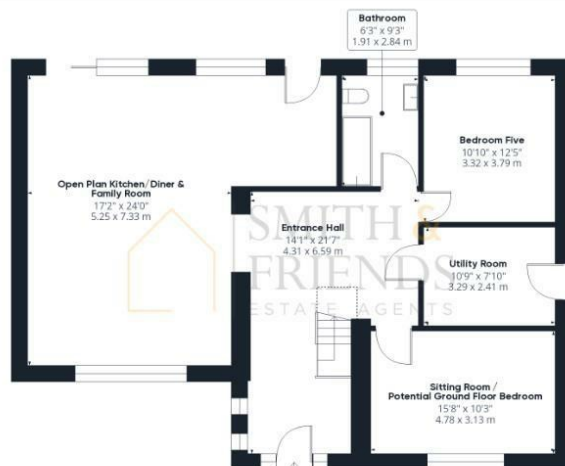
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2236.53 ft<sup>2</sup>  
207.78 m<sup>2</sup>

Reduced headroom

179.97 ft<sup>2</sup>  
16.72 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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		

79

57

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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