



**Harvester Close, Seaton Carew, TS25 1GD**  
**4 Bed - House - Detached**  
**£255,000**

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

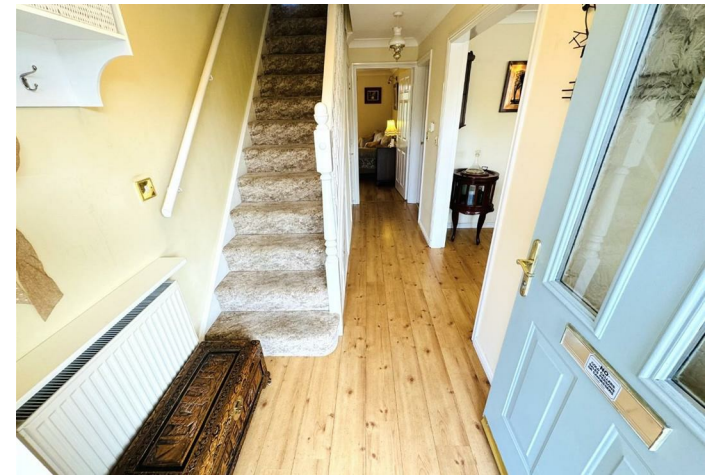
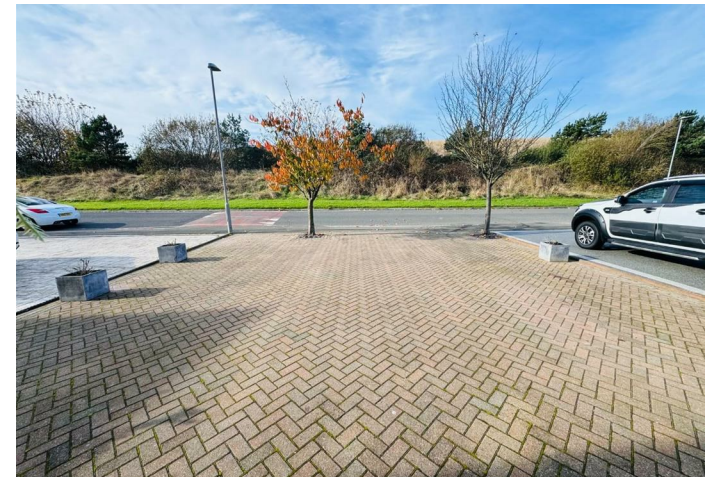


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## Harvester Close Seaton Carew, Hartlepool, TS25 1GD

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A modern FOUR BEDROOM detached property occupying a favourable position on Harvester Close in a popular part of Seaton Carew close to the seafront. The home offers accommodation that features two reception rooms and a large conservatory extension, making it ideal for families, with further benefits including ample off street parking, beautiful rear garden, gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, good size rear lounge leading through to the conservatory, fitted kitchen and separate dining room/reception room. To the first floor are four bedrooms, the master benefitting from built-in wardrobes and en-suite shower room, whilst the remaining bedrooms are served by the a converted wet room. Externally is a low maintenance block paved front allowing ample off street parking, whilst leading to the garage. The enclosed rear garden offers an enviable place for entertaining family and friends being beautifully stocked and enjoying a high degree of privacy.

















## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed entrance door with matching side screen, attractive laminate flooring, spindled staircase to the first floor with newel post and under stairs storage cupboard, coving to ceiling, convector radiator.

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner wash hand basin with chrome mixer tap, low level WC, tiling to splashback, 'tile' effect laminate flooring, extractor fan, convector radiator, integral door to the garage.

### DINING ROOM/RECEPTION ROOM

12'9 into bay x 8'9 (3.89m into bay x 2.67m)

uPVC double glazed bay window to the front aspect including shutters, attractive laminate flooring, coving to ceiling, convector radiator to the bay.

### REAR LOUNGE

14'8 x 12'4 (4.47m x 3.76m)

A generous lounge to the rear of the property with attractive laminate flooring, feature fire surround with inset electric fire, uPVC double glazed French doors with matching side screens to the conservatory, coving to ceiling, convector radiator.

### KITCHEN/DINER

15'9 x 8'9 (4.80m x 2.67m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, pelmet above with downlighting, recess for electric oven with extractor hood over, tiling to splashback, recess for washing machine, dryer and space for fridge/freezer, integrated dishwasher, two uPVC double glazed windows, double glazed side door, tiled flooring, inset spotlights to ceiling, convector radiator.

### CONSERVATORY EXTENSION

22'10 x 9'7 (6.96m x 2.92m)

A generous conservatory extension offering seating and dining space, with uPVC double glazed windows, uPVC double glazed French doors opening to the rear garden, additional uPVC double glazed side door, attractive laminate flooring, lighting, sockets, convector radiator.

## FIRST FLOOR

### LANDING

Built-in shelved storage cupboard, additional storage cupboard, fitted carpet, hatch to loft space.

## BEDROOM ONE

13'2 excluding wardrobes x 11'8 (4.01m excluding wardrobes x 3.56m)

A generous master bedroom with three uPVC double glazed windows to the front aspect, all including shutters, 'his & hers' double wardrobes, television recess, newly fitted carpet, convector radiator, access to:

### EN-SUITE SHOWER ROOM/WC

6'8 x 4'8 (2.03m x 1.42m)

Fitted with a modern three piece suite comprising: shower cubicle with glass panelled door and chrome shower, inset wash hand basin with chrome dual taps and vanity cabinet below, close coupled WC, tiling to splashback, being full height to shower level, 'tile' effect laminate flooring, uPVC double glazed window to the side aspect, extractor fan, convector radiator.

### BEDROOM TWO

10'3 x 8'7 (3.12m x 2.62m)

uPVC double glazed window to the front aspect including shutters, television recess, fitted carpet, convector radiator.

### BEDROOM THREE

10'10 x 9'3 (3.30m x 2.82m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

### BEDROOM FOUR

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

### MODERN CONVERTED WET ROOM/WC

6'10 x 6'9 (2.08m x 2.06m)

Incorporating a modern suite with walk-in shower area and Mira Advance thermostatic shower, inset wash hand basin with chrome mixer tap and white gloss vanity unit below, close coupled WC, attractive panelling to splashback, non-slip flooring, uPVC double glazed window to the rear aspect, extractor fan, convector radiator.

### EXTERNALLY

To the front of the property is a low maintenance block paved front allowing ample off street parking, whilst leading to the garage. The enclosed rear garden offers an enviable place for entertaining family and friends, being beautifully stocked and enjoying a high degree of privacy.

### INTEGRAL GARAGE

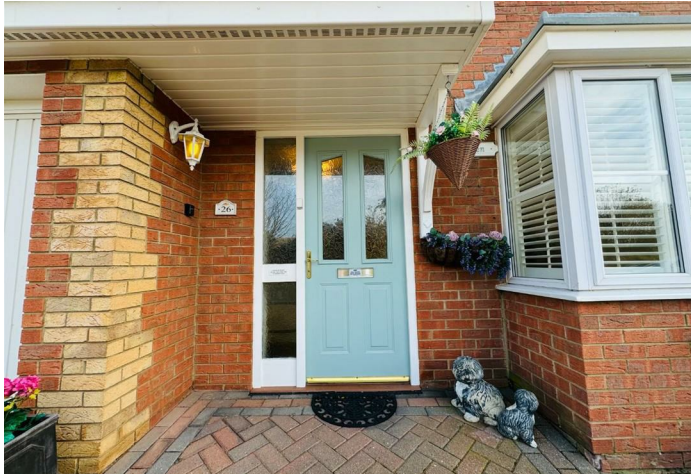
16'5 x 8'4 (5.00m x 2.54m)

Up and over door to the front, Worcester gas central heating boiler, lighting and sockets.

### 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.

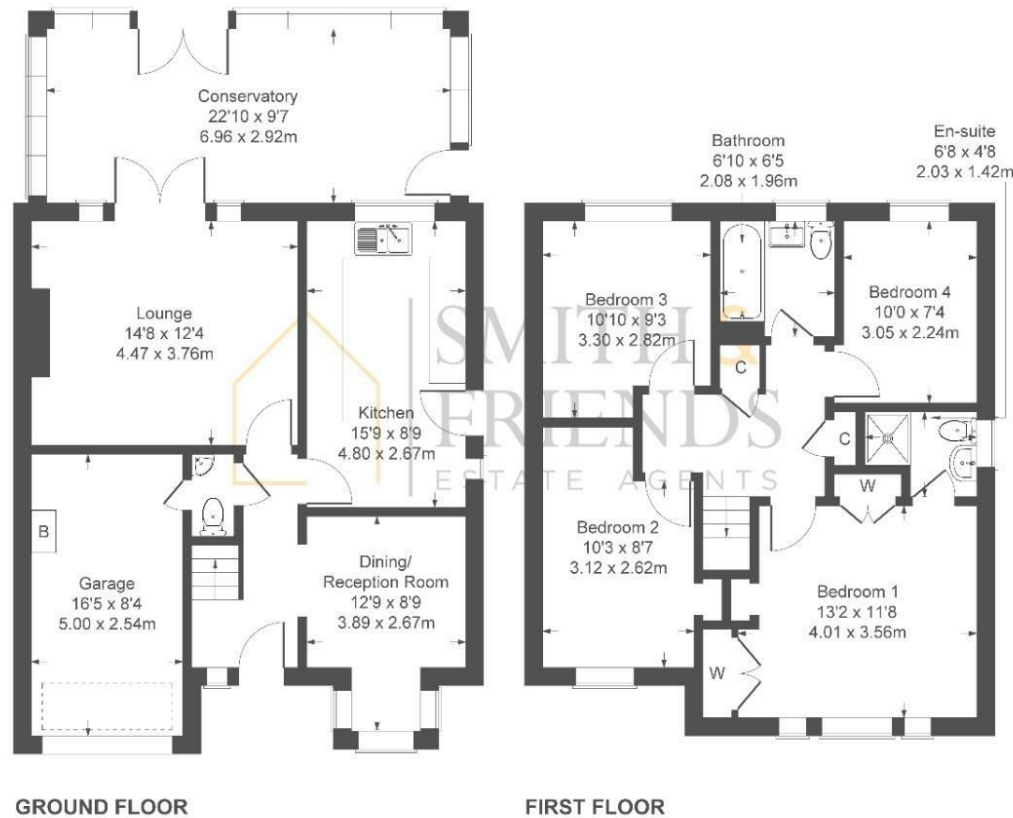






## Harvester Close

Approximate Gross Internal Area  
1497 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2024.  
For Illustrative Purposes Only.

| 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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