



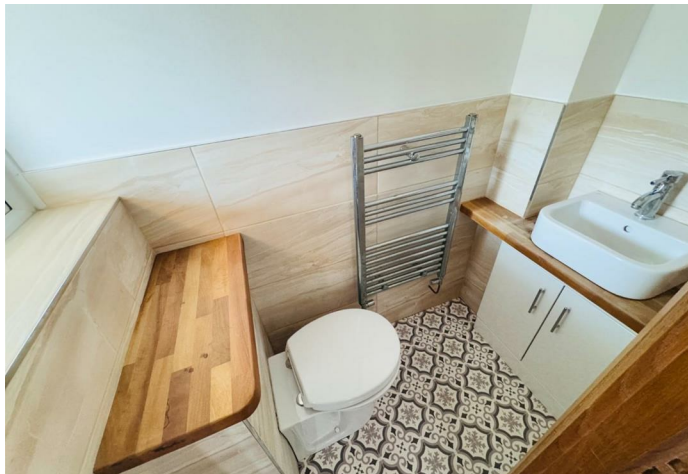
Talland Close, Clavering, TS27 3NB
4 Bed - House - Detached
£275,000

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



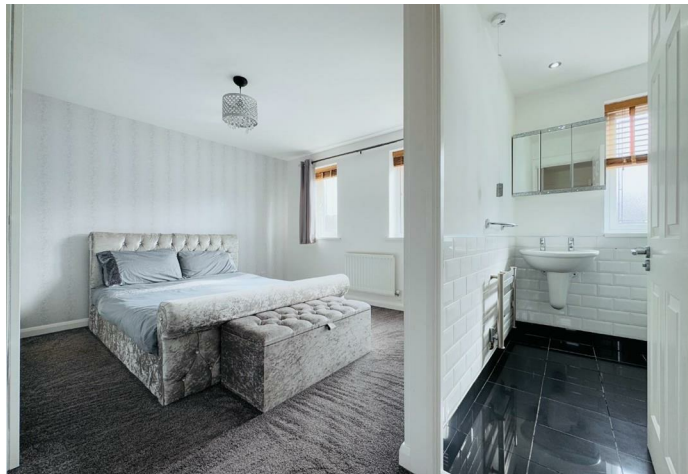
Talland Close Clavering, Hartlepool, TS27 3NB

A modern FOUR BEDROOM detached property occupying a pleasant position towards the top of the cul-de-sac. The home offers spacious accommodation ideal for family requirements, with a contemporary open plan layout linking the lounge, dining room and kitchen. An enviable space for entertaining family and friends, whilst further benefits include additional sitting room, modern kitchen, bathroom and en-suite, generous rear garden and DOUBLE GARAGE. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance porch, guest cloakroom/WC, generous open plan lounge, dining room and kitchen with stunning feature wall. The kitchen area incorporates a modern range of units with free standing cooking range included. A useful utility room offers further space for free standing appliances and leads through to an additional reception room. To the first floor are four bedrooms, the master bedroom benefitting from a modern en-suite shower room, the remaining bedrooms are served by the family bathroom which is fitted with a three piece suite and chrome fittings. Externally the front garden is mostly laid to lawn with mature shrubs, whilst a double width driveway provides useful off street parking. A paved walkway to the side leads through to the enclosed rear garden which is split level with an extensive raised patio, lower lawn and decked patio area. A detached double garage is located to the rear of the property, currently offering storage/conversion potential. Talland Close is located off Westwood Way, in a popular part of the Clavering estate, close to schools and amenities.











GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed window, cloaks recess, panelling to ceiling, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece suite comprising: wash hand basin with mixer tap and vanity cabinet below, concealed WC with vanity area above, tiling to splashback, overhead vanity unit, base vanity unit, uPVC double glazed window into porch, chrome heated towel radiator.

OPEN PLAN LOUNGE, DINING ROOM AND KITCHEN

LOUNGE AREA

17'8 x 15'3 (5.38m x 4.65m)

A generous open plan lounge leading in to the dining room, with uPVC double glazed bay window to the front aspect, attractive tiled feature wall, fire surround with electric fire, oak staircase to the first floor, fitted carpet, three modern upgraded radiators. Dining area with uPVC double glazed French doors to the rear garden, matching upgraded radiator and feature wall.

KITCHEN & DINING AREA

26'11 x 10'0 (8.20m x 3.05m)

Fitted with a range of white gloss units to base level with contrasting granite worktop and matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for dual fuel Stoves cooking range with double oven, grill, five ring gas hob and extractor hood over, tiled splashback, uPVC double glazed window looking out to the rear garden, uPVC double glazed door to the rear garden, 'tile' effect vinyl flooring, breakfast bar area. Dining area with uPVC double glazed French doors to the rear garden, matching upgraded radiator and feature wall.

UTILITY ROOM

8'3 x 6'4 (2.51m x 1.93m)

Space for free standing appliances with worktop and plumbing below for washing machine, double eye-level gloss unit, tiled flooring, inset spotlighting to ceiling, uPVC double glazed window to the front aspect, vaulted ceiling, double radiator.

ADDITIONAL RECEPTION ROOM

10'8 x 8'3 (3.25m x 2.51m)

uPVC double glazed window to the front aspect, vinyl flooring, spotlighting, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, inset spotlighting to ceiling, access to:

BEDROOM ONE

14'5 x 12'7 (4.39m x 3.84m)

A generous master bedroom which benefits from two uPVC double glazed windows to the front aspect, fitted carpet, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

6'8 x 6'1 (2.03m x 1.85m)

Fitted with a modern three piece suite and chrome fittings comprising: large corner shower cubicle with chrome frame, glass panelled sliding doors and chrome overhead shower, wall mounted wash hand basin with chrome dual taps, close coupled WC, attractive white 'brick' style tiling to splashback, contrasting tiled flooring, uPVC double glazed window to the front aspect, extractor fan, inset spotlighting to ceiling, heated towel radiator.

BEDROOM TWO

11'4 x 10'4 (3.45m x 3.15m)

A good size second bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator, hatch to loft space.

BEDROOM THREE

9'0 x 8'6 (2.74m x 2.59m)

uPVC double glazed window to the front aspect, fitted carpet, storage cupboard, single radiator.

BEDROOM FOUR

9'0 x 8'9 (2.74m x 2.67m)

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

FAMILY BATHROOM/WC

6'10 x 5'6 (2.08m x 1.68m)

Fitted with a three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective folding glass shower screen, pedestal wash hand basin with mixer tap, close coupled WC, tiling to splashback and flooring, uPVC double glazed window to the rear aspect, extractor fan, heated towel radiator.

EXTERNALLY

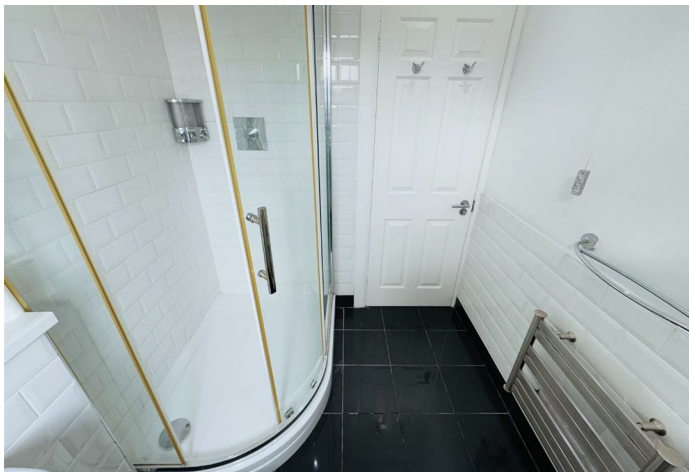
The property features a low maintenance front garden, with lawn and double drive providing useful off street parking. The tiered rear garden incorporates a large patio area with steps down to a lower lawn with circular patio, large decking area and double garage.

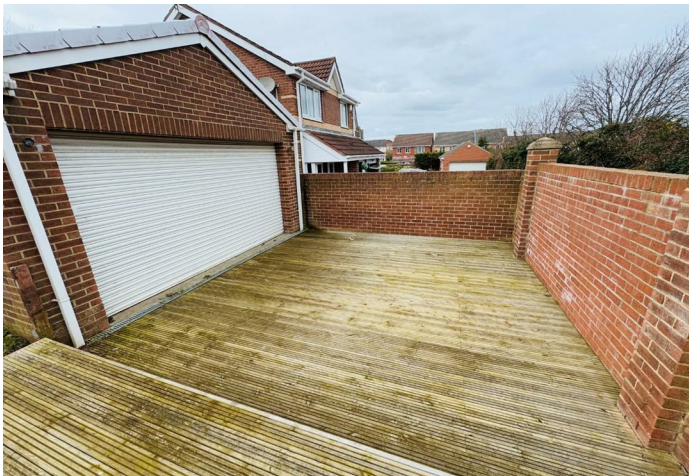
DOUBLE GARAGE

Accessed via a roller door.

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.

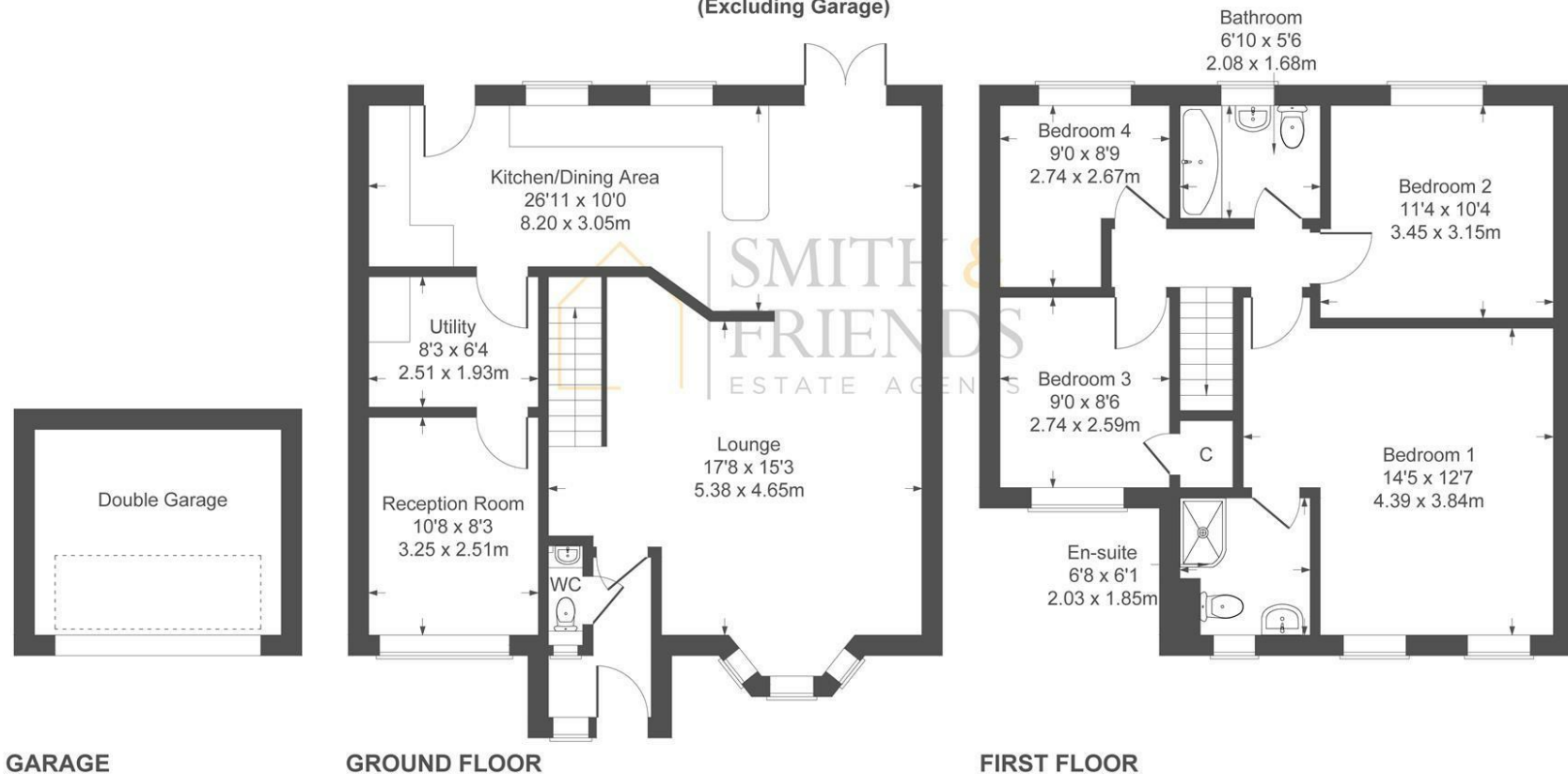




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Talland Close

Approximate Gross Internal Area
1353 sq ft - 126 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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