



De Havilland Way, Seaton Carew, TS25 2DW
4 Bed - House - Detached
Offers Over £270,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



De Havilland Way Seaton Carew, Hartlepool, TS25 2DW

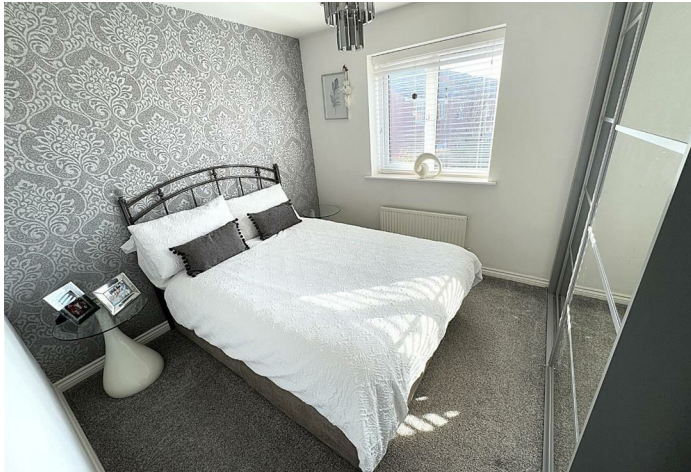
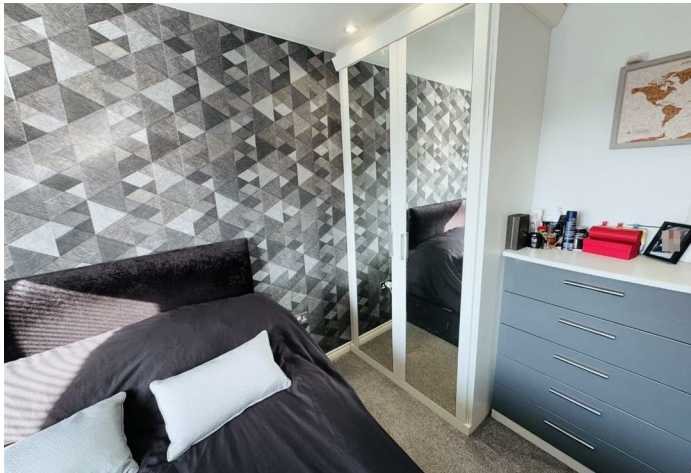
An impressive FOUR BEDROOM detached property occupying a favourable position on De Havilland Way, forming part of the modern Dunes development. Built by Taylor Wimpey to the popular and rarely available Eynsham design which offers a wealth of space for flexible family living. The home features a slight alteration to the original floorplan with the kitchen and dining room being opened up to provide an enviable space for entertaining family and friends. The accommodation is warmed by gas central heating, features uPVC double glazing, includes a burglar alarm system and briefly comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, spacious family lounge, generous open plan kitchen/diner/family room with French doors to the rear garden and a useful utility room conversion. Four double bedrooms occupy the first floor, with TWO EN-SUITE SHOWER ROOMS and a modern family bathroom. Externally is an attractive open plan front garden, with a double width driveway in front of the garage providing useful off street parking. A pebbled area adjacent provides further parking. The rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with attractive Karndean flooring, staircase to the first floor with fitted carpet, under stairs recess and storage cupboard, inset spotlighting to ceiling, single radiator, upgraded internal doors.

GUEST WC

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with dual taps, low level WC, tiling to part walls, tiled flooring, large wall mounted vanity mirror, inset spotlighting to ceiling, extractor fan, single radiator.

FAMILY LOUNGE

18'3 x 10'9 (5.56m x 3.28m)

A good size lounge with uPVC double glazed window to the front aspect, fitted carpet, wall mounted television point, inset spotlighting to the ceiling, two single radiators, double doors through to:

OPEN PLAN KITCHEN/DINER/SITTING ROOM

26'9 x 9'10 (8.15m x 3.00m)

SITTING & DINING AREA

Ample seating and dining space with attractive Karndean flooring, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, feature mirrored wall, inset spotlighting to ceiling, double radiator.

KITCHEN AREA

Fitted with a modern range of gloss units to base and wall level with brushed stainless steel rod handles and complementing granite worktops with matching splashback incorporating an inset stainless steel sink with chrome mixer tap, built-in electric double oven with four ring hob above and extractor hood over, integrated fridge, freezer, dishwasher and washing machine, four drawer base unit, lighting to kickboards, matching Karndean flooring, inset spotlighting to ceiling, uPVC double glazed window to the rear aspect.

UTILITY ROOM

8'2 x 8'0 (2.49m x 2.44m)

A useful utility room conversion with space taken from the original garage. The utility incorporates a range of gloss units with brushed stainless steel rod handles and contrasting worktop. Concealed space for tumbler dryer, four drawer base unit, matching Karndean flooring, 'barn' style uPVC double glazed side access door.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space, single radiator.

BEDROOM ONE

15'4 x 11'1 (4.67m x 3.38m)

A good size master bedroom which benefits from two double wardrobes which are part mirror fronted with inset spotlighting above, uPVC double glazed window to the front aspect offering an attractive open view towards the sand dunes and golf course, fitted carpet, vanity recess with wall mounted vanity mirror and inset spotlighting above, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

6'9 x 5'11 (2.06m x 1.80m)

Fitted with a three piece suite and chrome fittings comprising: shower cubicle with modern electric overhead shower and separate attachment, space saving folding door, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to walls and flooring, uPVC double glazed window to the side aspect, wall mounted vanity mirror, inset spotlighting to ceiling, extractor fan, single radiator.

BEDROOM TWO

12'1 x 9'3 (3.68m x 2.82m)

A good size second bedroom which offers two uPVC double glazed windows to the front aspect, again, enjoying attractive open views, built-in double wardrobe which is part mirror fronted with inset spotlighting above, fitted carpet, single radiator, access to:

EN SUITE SHOWER ROOM/WC

5'7 x 5'2 (1.70m x 1.57m)

Fitted with a modern three piece suite comprising: shower with chrome frame, space saving folding door and chrome overhead shower, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiling to walls, tiled flooring, large wall mounted vanity mirror, inset spotlighting and extractor fan to the ceiling, uPVC double glazed window to the side aspect, single radiator.

BEDROOM THREE

10'11 x 8'6 (3.33m x 2.59m)

Modern built-in wardrobe with mirror fronted sliding doors, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM FOUR

10'6 x 8'11 (3.20m x 2.72m)

uPVC double glazed window overlooking the rear garden, built-in double wardrobe with part mirror fronted doors and inset spotlighting above, fitted carpet, single radiator.

FAMILY BATHROOM/WC

7'7 x 7'5 (2.31m x 2.26m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiling to walls, tiled flooring, large wall mounted vanity mirror, uPVC double glazed window to the rear aspect, inset spotlighting and extractor fan to the ceiling, single radiator.

EXTERNALLY

The property occupies a pleasant position with an attractive open outlook to the front. The front garden is part lawned with a planted border and double width driveway. The garage has been partly converted to offer a useful utility room with storage to the front. The garage is accessed via an up and over door, offers lighting and sockets. A dual gate to the side offers security and leads through to the westerly aspect rear garden, with lawn, small paved patio area and established border with fenced boundaries.

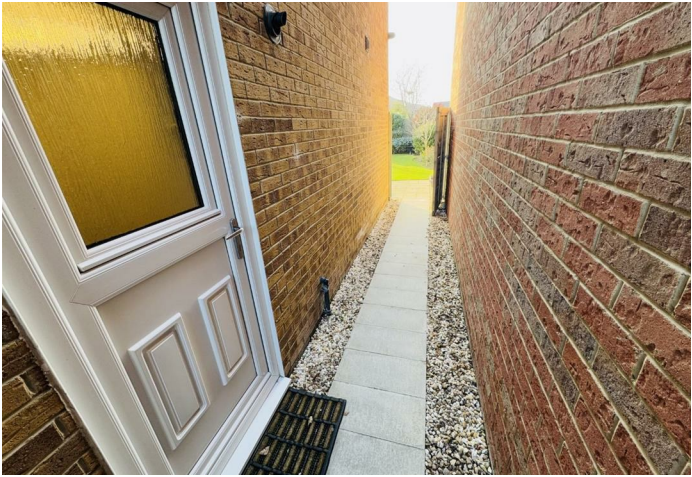
GARAGE/STORAGE

8'4 x 7'2 (2.54m x 2.18m)

The garage is accessed via an up and over door, offers 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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1378.34 ft²
128.05 m²

Reduced headroom

14.45 ft²
1.34 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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