

Very tastefully improved by the current owners this Bellway built "Cutler" designed four bedroom family home comes with viewing strongly recommended. Positioned on a favourable set back plot on the popular Hartwell Park development, easy access to local amenities and main commuter routes makes this stunning property appealing to a variety of potential buyers. In brief the accommodation comprises of: Entrance hallway, downstairs toilet, lounge, open plan kitchen, dining, family area (kitchen having a range of integrated appliances) To the first floor there are four good sized bedrooms (bedroom 1 with en suite) and a modern family bathroom. Externally the enclosed rear garden has been landscaped with a well maintained lawn, established borders and a sunny decking area, the open plan front garden is laid to lawn with a double width tarmac drive leading to the integral garage.

**Wayfarer Meadows, Hartlepool, TS27 3DH**

**4 Bedroom - House**

**£310,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**GROUND FLOOR**

**ENTRANCE HALLWAY**

Composite entrance door, spindle staircase to first floor, door into the garage and radiator.

**LOUNGE**

**15'11 x 10' (4.85m x 3.05m)**

uPVC DG window to front and radiator

**OPEN PLAN KITCHEN / DINING / FAMILY ROOM**

**27'9 x 11'4 reducing to 10'3 (8.46m x 3.45m reducing to 3.12m )**

Kitchen: fitted with a range of modern "shaker" style wall, base and drawer units with matching worktops, Inset sink and drainer with mixer tap. Four ring gas hob with illuminating extractor and double oven. Integrated appliances include washing machine, dishwasher fridge and freezer.

Dining / Family Area: uPVC DG French Doors with uPVC DG side panels and feature radiator.

**DOWNSTAIRS TOILET**

Low level WC, wash hand basin with vanity storage, and heated chrome towel rail

**FIRST FLOOR**

**LANDING**

Access to loft, and built in airing cupboard

**BEDROOM 1 ( FRONT)**

**15'10 x 13'5 (4.83m x 4.09m)**

uPVC DG window to front and radiator.

**ENSUITE**

Modern white and chrome suite with double width walk in shower, wash hand basin and low level WC. Co ordinated tiled splash back, heated towel rail and uPVC DG opaque window.

**BEDROOM 2 (FRONT)**

**13'10 x 10'3 (4.22m x 3.12m)**

uPVC DG window to front and radiator.

**BEDROOM 3 ( REAR)**

**11'7 x 10 (3.53m x 3.05m)**

uPVC DG window to rear and radiator.

**BEDROOM 4 ( REAR)**

**10'4 x 7'10 (3.15m x 2.39m)**

uPVC DG window to rear, built in storage and radiator.

**FAMILY BATHROOM**

Modern white and chrome suite with panelled bath, wash hand basin and low level WC. Co ordinated tiled splash back, heated towel rail and uPVC DG opaque window.

**EXTERNALLY**

The enclosed rear garden has been landscaped with a well maintained lawn, established borders and a sunny decking area, the open plan front garden is laid to lawn with a double width tarmac drive leading to the integral garage.



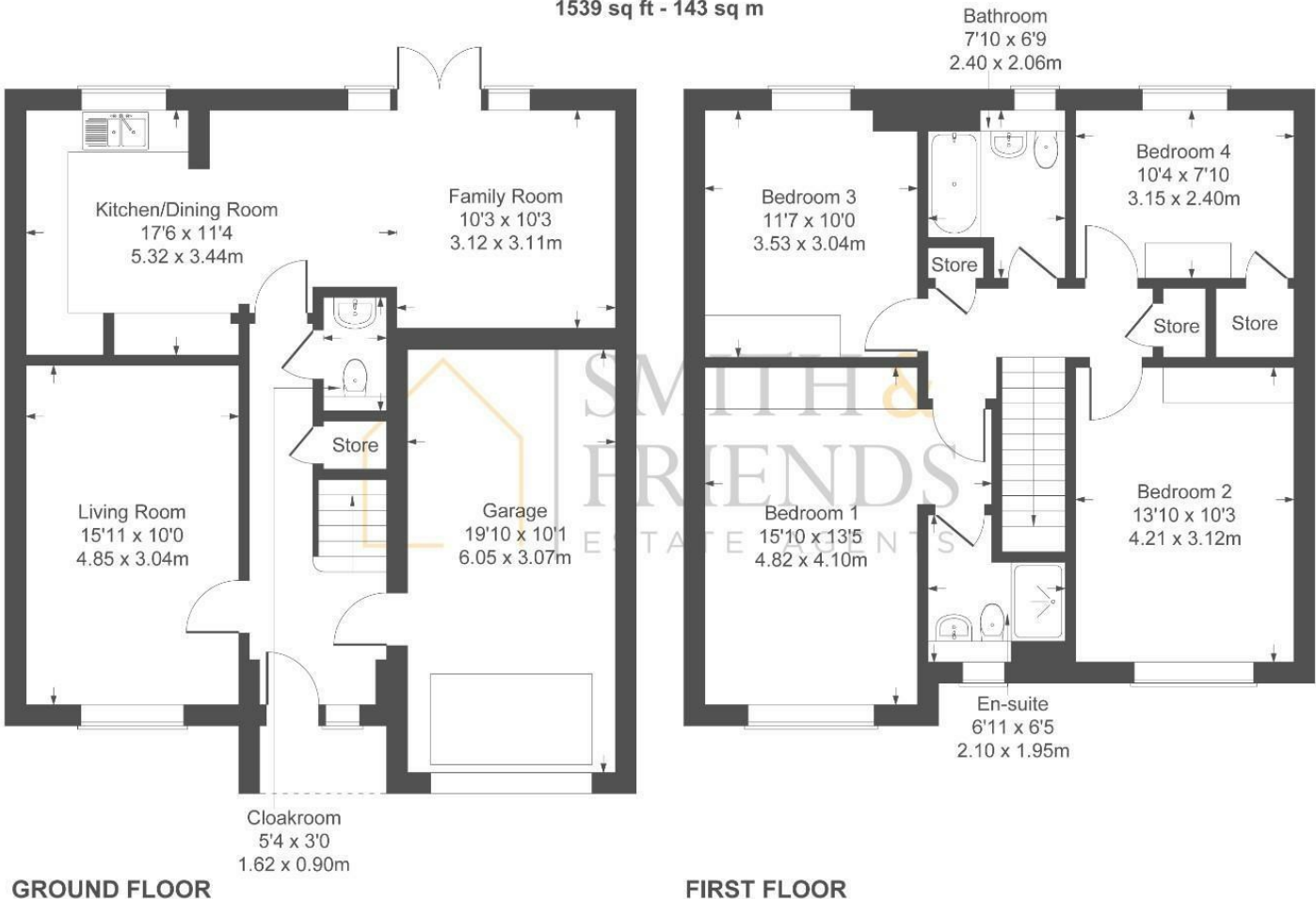
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Wayfarer Meadows

Approximate Gross Internal Area  
1539 sq ft - 143 sq m



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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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