



Meadow Drive, West Park, TS26 0AY
3 Bed - Bungalow - Detached
£300,000

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Meadow Drive West Park, TS26 0AY

**** EXTREMELY SPACIOUS ** BEAUTIFULLY PRESENTED THROUGHOUT **** We are privileged to offer to the open market for sale this individually built three bedroom detached bungalow. The property is located in an exclusive part of West Park and has West Park Cricket Ground and Ward Jackson Park within close proximity. This bungalow boasts a number of pleasing features which include gas central heating, uPVC double glazing and we understand that the bungalow has cavity wall insulation. Due to the size of this bungalow it could easily accommodate a small family and would make an ideal home for those wishing to retire. The floor plan briefly comprises: inviting entrance hall, modern cloakroom/WC, extremely spacious lounge/dining room, delightful garden room which has French doors overlooking the landscaped garden, good sized kitchen/diner, the kitchen area being well fitted with units having solid oak doors and includes a built-in double electric oven, ceramic hob and recirculating fan, plus an integrated fridge and freezer, the dining area has a 'stable' style door leading to the rear garden. From the generous sized hallway are three bedrooms, the master bedroom boasting fitted bedroom furniture and built-in wardrobes, and to complete the accommodation is a sumptuous bathroom/WC which has been fitted with a white suite and has a bath and large shower cubicle. Externally are well cared for gardens which have been attractively landscaped and have been designed for ease of maintenance. A block paved driveway leads to the single garage. Fitted carpets and a burglar alarm system are included in the asking price. Bungalows of this size are seldom on the open market for sale, so early viewing comes highly recommended to avoid disappointment.











IMPRESSIVE ENTRANCE HALL

9'5 x 6'10 plus 5'9 x 28' (2.87m x 2.08m plus 1.75m x 8.53m)

uPVC double glazed entrance door with matching side screens, built-in storage cupboard.

MODERN CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin, close coupled WC, impressive tiling to walls with matching tiling to floor.

LOUNGE/DINING ROOM

29'6 x 14'3 into alcove, overall (8.99m x 4.34m into alcove, overall)

A room which must be viewed to be fully appreciated, 'traditional' style fire surround with marble hearth and upstand area, inset flicker flame electric fire, glazed 'Georgian' style double opening doors to:

GARDEN ROOM

13'8 x 11'6 overall (4.17m x 3.51m overall)

A light and airy room with French doors leading to the rear garden.

KITCHEN/DINER

11' x 22'10 max dimensions (3.35m x 6.96m max dimensions)

DINING AREA

'Stable' style door to rear garden, space with plumbing for automatic washing machine (machine excluded).

KITCHEN AREA

Well fitted with base, wall and drawer units having solid oak doors, 'black marble' effect working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in four ring ceramic hob with illuminated recirculating fan above, built-in electric double oven, integrated fridge/freezer.

BEDROOM 1 (rear)

8'8 x 12'5 overall (2.64m x 3.78m overall)

Built-in three double wardrobes, fitted bedroom furniture comprising: bedside units with display area above, single wardrobes to either side with storage cupboards over bed recess.

BEDROOM 2 (front)

11'6 x 8'6 overall (3.51m x 2.59m overall)

BEDROOM 3 (front)

11'6 x 8'7 overall (3.51m x 2.62m overall)

Currently used as an office, built-in single wardrobe.

FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, large shower cubicle with chrome mains shower fitting, pedestal wash hand basin with mixer tap, close coupled WC, expensive tiling to walls, complementary tiling to floor.

OUTSIDE

The property has attractively landscaped gardens to front and rear which have been designed for ease of maintenance. The front garden is open plan and laid mainly to lawn with a block paved driveway leading to the property. A matching driveway leads to the single garage. The well cared for rear garden has a lawned area with planted flower border, pebbled area with stepping stones, feature stone patio.

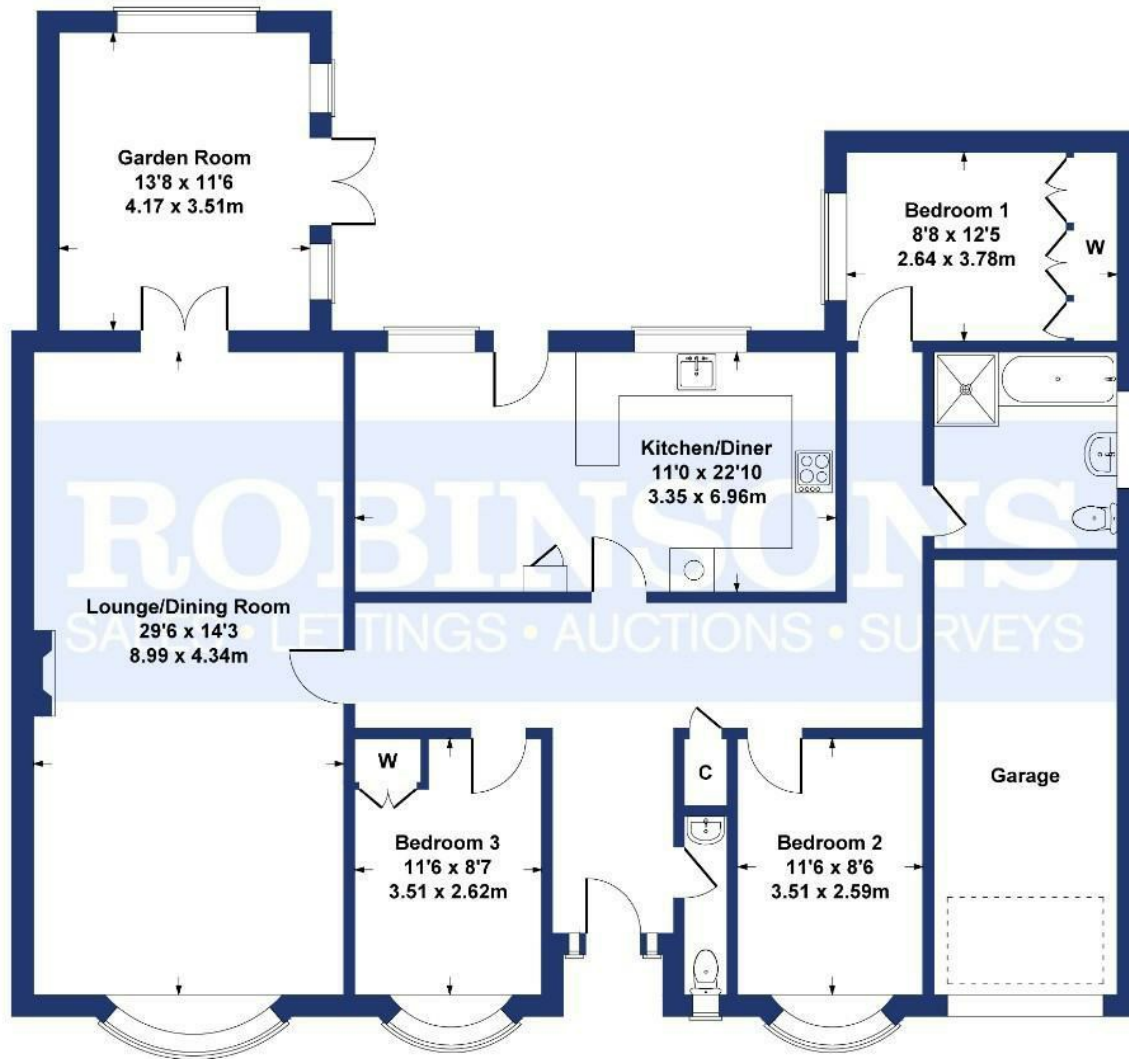
SINGLE GARAGE

Up and over door, power points and electric light fitting.



Meadow Drive Hartlepool

Approximate Gross Internal Area
1754 sq ft - 163 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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