

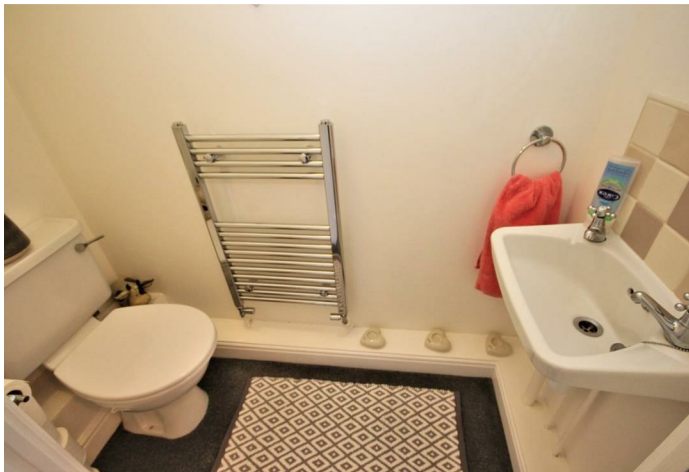


Tavistock Close, Highfields, TS27 3LB  
4 Bed - House - Detached  
Offers In The Region Of £240,000

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# Tavistock Close Highfields, TS27 3LB

**\*\* EXTENDED ACCOMMODATION \*\* A MUST SEE PROPERTY \*\* NO CHAIN INVOLVED \*\*** We are delighted to offer to the open market for sale this fantastic four bedroom detached house. It has been extended and improved to a very high standard throughout. One of the 'WOW FACTORS' of this property is the private rear garden, it ticks all of the boxes as it offers a high degree of privacy backing onto open countryside and enjoys a westerly aspect which is a sun trap. To the front of the property is a double drive leading to the integral garage. It is located towards the top end of this exclusive cul.de.sac which makes this ideal for young families etc. Inside is equally impressive as it benefits from many improvements including a quality newly fitted bathroom with the ground floor being extended and now has the benefit from three reception rooms which provide versatile living accommodation, plus an extended kitchen and utility room. Other features include gas central heating with a recently installed combination boiler and replacement uPVC double glazing. The floor plan briefly comprises: long entrance hall, modern cloakroom/WC, attractive lounge with an impressive marble fire surround and flicker flame electric fire, separate dining room which leads to a light and airy garden room extension overlooking the private rear garden. The outstanding kitchen/breakfast room has been fitted with 'walnut' style units and comes with a free standing electric cooker, this in turn leads to the useful utility room which has 'beech' style fitted units with an internal door to the garage.



Located to the first floor are four bedrooms, the generous sized master bedroom has built-in wardrobes, and an impressive en suite shower room/WC which has been fitted with a white suite and has 'cherry wood' style units. To complete the accommodation is a sumptuous family bathroom/WC which has been recently fitted with a white suite and has impressive grey tiling to part walls. Externally are well cared for gardens to front and rear, the latter has a large lawned area which is ideal for the children to play whilst entertaining on the good sized Indian stone patio. Tavistock Close forms part of the 'executive' development built by Yuill Homes which can be found on the northern outskirts of Hartlepool. Fitted carpets (most of which have been recently fitted), blinds and a burglar alarm are included in the asking price.

#### **ENTRANCE CANOPY**

With electric light.

#### **LONG ENTRANCE HALL**

uPVC double glazed entrance door with attractive centre panel, staircase to first floor with spindle balustrading and newel post, under stairs storage cupboard.

#### **MODERN CLOAKROOM/WC**

Fitted with a two piece white suite comprising: wall mounted wash hand basin with tiling to splashback, close coupled WC, extractor fan.

#### **ATTRACTIVE LOUNGE (front) 16'9 into bay x 10' overall (5.11m into bay x 3.05m overall)**

Impressive marble fire surround with chrome flicker flame electric fire, feature bay window, opening to:

#### **SEPARATE DINING ROOM 8'7 x 9'3 overall (2.62m x 2.82m overall)**

Part glazed doors with matching side screens to:

#### **LARGE GARDEN ROOM EXTENSION 14' x 8' max dimensions (4.27m x 2.44m max dimensions)**

Two large windows giving plenty of natural light, French doors with matching side screens to rear garden.

#### **OUTSTANDING EXTENDED KITCHEN/BREAKFAST ROOM 13'8 x 10'1 max dimensions (4.17m x 3.07m max dimensions)**

Well fitted with a range of 'walnut' style base, wall and drawer units with chrome handles, 'marble' effect working surfaces in a 'U' shaped layout incorporating inset one and half single drainer grey resin sink unit with mixer tap, Zanussi electric cooker included with illuminated recirculating fan above, matching breakfast bar, impressive tiling to splashback, 'tiled' effect laminate flooring, door to:

#### **EXTENDED UTILITY ROOM 10'11 x 5'1 overall (3.33m x 1.55m overall)**

Fitted with a range of 'beech' style base and wall units with 'marble' effect working surfaces, recess with plumbing for automatic washing machine and space for tumble dryer, plumbing for an 'American' style fridge (machines excluded), tiled' effect laminate flooring, built-in storage cupboard with space saving folding door, internal door to garage, uPVC double glazed door to rear garden.

#### **FIRST FLOOR: LANDING**

Hatch to roof void, built-in storage cupboard with radiator.

#### **GENEROUS SIZED BEDROOM 1 (front) 13'1 x 10'6 overall (3.99m x 3.20m overall)**

Built-in double wardrobe, window having a pleasing outlook across the town and towards the sea on a clear day.

#### **IMPRESSIVE EN SUITE SHOWER ROOM/WC**

Fitted with a quality white suite and 'cherry wood' style units with chrome rod handles with large vanity area in an 'L' shaped layout, ceramic oval 'bowl' style sink unit with chrome pillar mixer tap, concealed WC, separate shower cubicle with chrome mains shower fitting, impressive tiling to walls, feature 'diamond' style window, shaver point, extractor fan.

#### **BEDROOM 2 (front) 13' x 8'4 overall (3.96m x 2.54m overall)**

Built-in double wardrobe, feature arched recess ideal for T.V.

#### **BEDROOM 3 (rear) 10'1 x 8'2 overall (3.07m x 2.49m overall)**

Built-in double wardrobe, window having a pleasing outlook towards open countryside.

#### **BEDROOM 4 (rear) 6'1 x 9'9 overall (1.85m x 2.97m overall)**

Window having a pleasing outlook towards open countryside.

#### **SUMPTUOUS BATHROOM/WC**

Newly fitted with a three piece white suite with 'graphite high gloss' style vanity units comprising: large bath with tiled surround, centre mixer tap, chrome mains shower fitting over comprising of a overhead 'dowser' style fitting and separate handheld fitting, fitted folding glass shower screen, combined sink and concealed WC with chrome pillar mixer tap, storage cupboard below, beautiful grey tiling to part walls, shaver point, extractor fan.

#### **OUTSIDE**

The front garden is open plan and laid to lawn with a double width driveway leading to the integral garage. The well cared for rear garden has a large 'Indian Stone' patio which is ideal for entertaining with an ornamental dwarf brick wall which leads to a lawned area with well stocked flower borders containing a wide variety of shrubs, flora and specimen trees, delightful timber framed summerhouse included, gated access to side, garden tap, external power point, large wooden storage container to side included.

#### **SINGLE INTEGRAL GARAGE 16'5 x 8'1 overall (5.00m x 2.46m overall)**

With up and over door, power points and electric light fitting, wall mounted Baxi gas combination boiler, burglar alarmed.



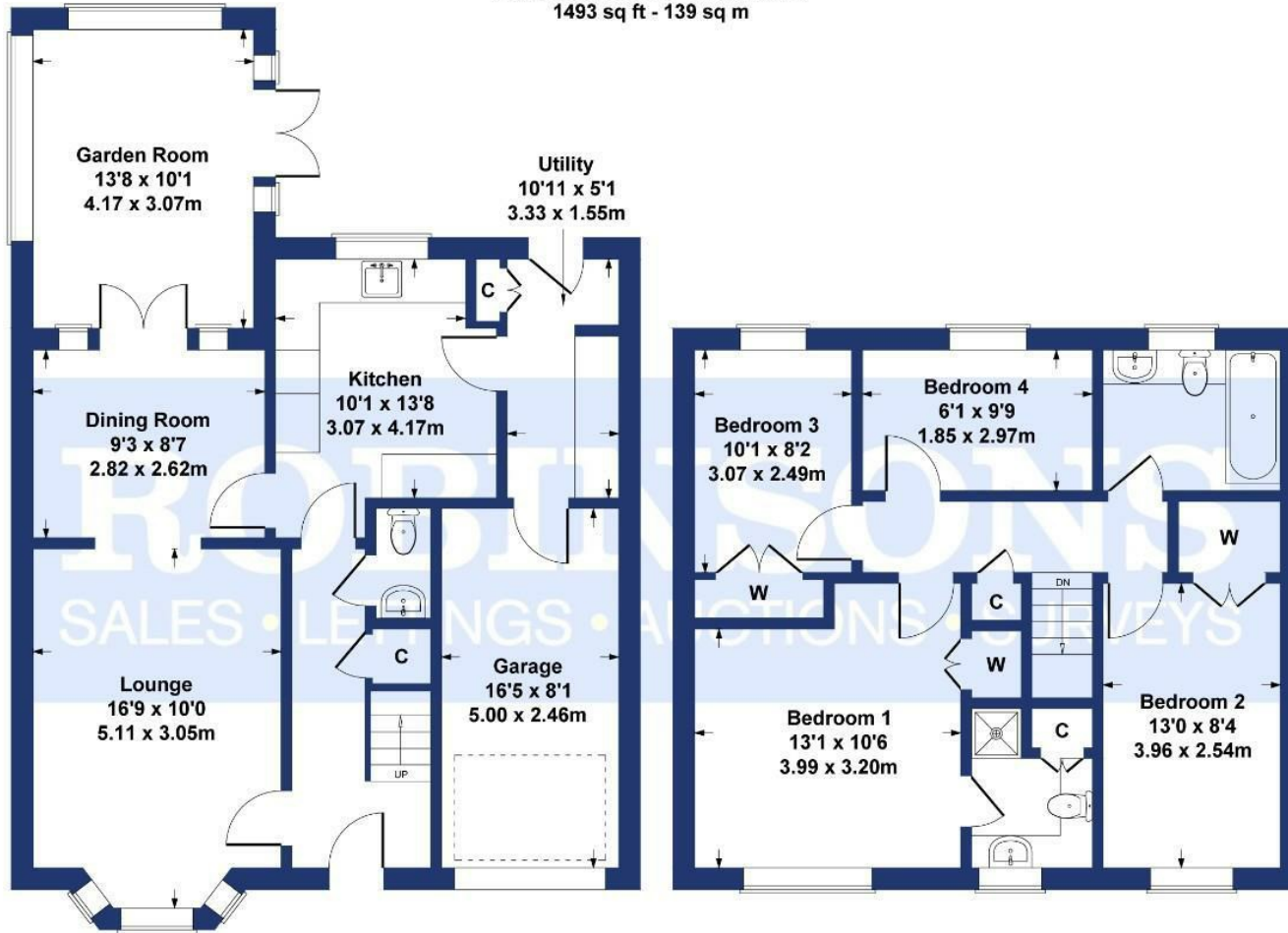






# Tavistock Close Hartlepool

Approximate Gross Internal Area  
1493 sq ft - 139 sq m



GROUND FLOOR

FIRST FLOOR

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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