



Cath Hill Close, Seaton Carew, TS25 2FD
4 Bed - House - Detached
£227,500

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Cath Hill Close Seaton Carew, TS25 2FD

**** DECEPTIVELY SPACIOUS HOME WITH A SOUTH FACING REAR GARDEN **** We are delighted to offer to the open market for sale this stone built four bedroom detached house. This larger style home was built by Esh Homes to their 'Shrewsbury' design. Features include gas fired central heating and has uPVC double glazing. The floor plan briefly comprises: inviting entrance hall, useful study, spacious lounge overlooking the front garden, outstanding kitchen/diner, the kitchen area being well fitted with cream 'gloss' style units and includes several built-in appliances, the dining area having bi-folding doors leading to the rear garden, the kitchen area leads to a utility room and a cloakroom/WC. The impressive landing gives access to four bedrooms, the master bedroom having a delightful en suite shower room/WC, with bedrooms two, three and four being served by the family bathroom/WC. Externally are well cared for gardens to front and rear, the latter offering a high degree of privacy and enjoys a sunny aspect. A long block paved driveway provides off street car parking for two cars and leads to the single garage. Fitted carpets are included in the asking price. Internal viewing comes highly recommended to fully appreciate this impressive family home.











ENTRANCE CANOPY

Electric light fitting.

SPACIOUS ENTRANCE HALL

Entrance door with double glazed inserts, convector radiator, turned staircase to first floor with spindle balustrading and newel post, under stairs storage cupboard, 'oak' style flooring.

STUDY (front) 7'6 x 7'2 overall (2.29m x 2.18m overall)

uPVC double glazed 'cathedral' style window, convector radiator, 'oak' style laminate flooring.

PLEASANT LOUNGE (front) 13'7 x 10'10 overall (4.14m x 3.30m overall)

uPVC double glazed window, convector radiator, 'oak' style flooring.

OUTSTANDING KITCHEN/DINER

DINING AREA 10'6 x 12'11 overall (3.20m x 3.94m overall)

Convector radiator, 'oak' style flooring, double opening doors to hall, uPVC double glazed bi-folding doors to rear garden.

KITCHEN AREA 10'6 x 10'6 overall (3.20m x 3.20m overall)

Well fitted with cream 'gloss' style base, wall and drawer units with complementing working surfaces in an 'L' shaped layout incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with matching 'chimney' style canopy housing illuminated extractor fan above, built-in stainless steel electric oven to side with matching microwave oven above, integrated fridge with freezer below, integrated dishwasher, attractive tiling to splashback, uPVC double glazed window, convector radiator, 'oak' style flooring.



UTILITY ROOM 5'5 x 5'11 overall (1.65m x 1.80m overall)

Complementing the kitchen with cream 'gloss' style base unit with complementing working surface incorporating inset single drainer stainless steel sink unit with mixer tap, space with plumbing for automatic washing machine (machine excluded), tiling to splashback, wall mounted Ideal Logic gas fired central heating boiler, 'oak' style flooring, convector radiator, door with double glazed centre panel to side access.

CLOAKROOM/WC

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

FIRST FLOOR: IMPRESSIVE LANDING

uPVC double glazed window, convector radiator, built-in airing cupboard housing hot water cylinder, hatch to loft space.

BEDROOM 1 (front) 13'10 x 10'10 max dimensions (4.22m x 3.30m max dimensions)

Built-in mirror fronted sliding wardrobes, uPVC double glazed window, convector radiator.

DELIGHTFUL EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with chrome mains shower fitting, pedestal wash hand basin with mixer tap, close coupled WC, superb tiling to splashback, uPVC double glazed opaque window, convector radiator, extractor fan.

BEDROOM 2 (rear) 9'2 x 9'1 plus door recess, overall (2.79m x 2.77m plus door recess, overall)

Built-in mirror fronted sliding wardrobes, uPVC double glazed window, convector radiator.

BEDROOM 3 (rear) 9'10 x 6'10 plus door recess, overall (3.00m x 2.08m plus door recess, overall)

uPVC double glazed window, convector radiator.

BEDROOM 4 (front) 7'5 x 12'1 max dimensions (2.26m x 3.68m max dimensions)

uPVC double glazed window, convector radiator.

FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled WC, impressive tiling to part walls, uPVC double glazed opaque window, convector radiator, extractor fan.

OUTSIDE

The property has well cared for gardens to front and rear. The good sized front garden is open plan and laid mainly to lawn with well stocked flower borders. A long block paved driveway to the side of the property provides off street car parking for two cars and leads to the single garage. Another pleasing feature of this property is its enclosed rear garden which enjoys a good degree of privacy and has a southerly aspect which should be a suntrap in the summer months. It has a paved patio, pebbled area with stepping stones leading to a timber garden shed (included), lawned area with planted border offering all year round colour, gated access to both sides, garden tap.

SINGLE GARAGE

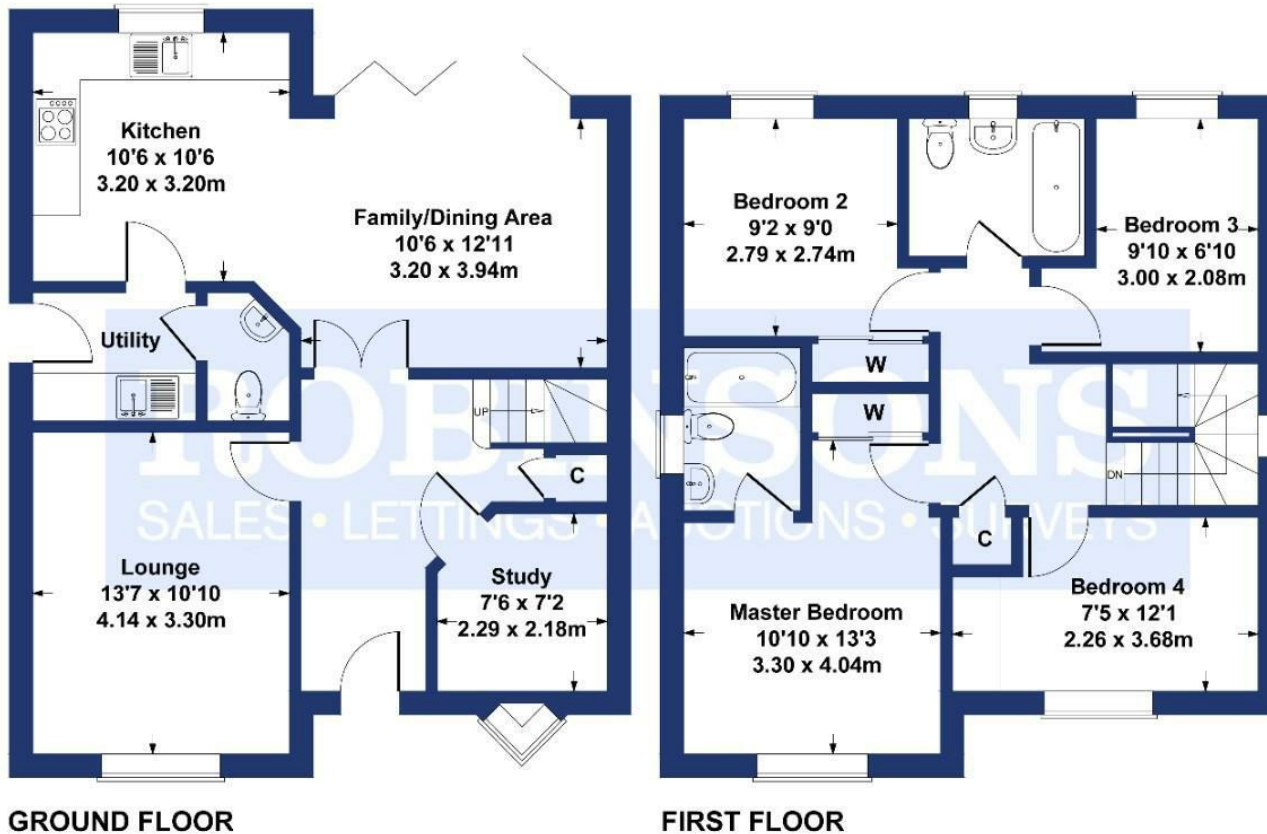
Up and over door, power points and electric light fitting, eaves area for storage of light materials.



Cath Hill Close Hartlepool

Approximate Gross Internal Area
1269 sq ft - 118 sq m

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A		100	(21-23) A		100
(81-90) B			(11-20) B		
(69-80) C			(1-10) C		
(55-68) D			(10-49) D		
(43-54) E			(50-59) E		
(31-42) F			(60-69) F		
(15-30) G			(70-79) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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



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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