



**Claremont Drive, Hartlepool TS26 9PE**

**welcome to**

## **Claremont Drive, Hartlepool**

This significantly extended, six bedroom, semi-detached family home presents a fantastic opportunity to purchase a spacious and versatile property in the highly desirable location of Claremont Drive.

### **Entrance Porch**

Entered via UPVC double glazed door, the porch is a dwarf wall with UPVC construction plus windows to both sides and the front, UPVC double glazed and glass door leading into entrance hallway.

### **Entrance Hallway**

Stairs to first floor, radiator, built in storage cupboard under the stairs, doors leading to all principal rooms.

### **Lounge**

UPVC double glazed window to front, radiator, TV point, feature gas fire with brick surround and tiled hearth, archway leading into sun room.

### **Sun Room**

UPVC double glazed window to rear, tiled flooring, UPVC skylight orangery roof, door leading into dining room.

### **Dining Room**

UPVC double glazed window to rear, UPVC double glazed door to rear, radiator, UPVC skylight orangery roof, door leading back to hallway, door leading into kitchen.

### **Kitchen**

Range of wall and base units with complementary working surfaces, tiled splashback, stainless steel 1 1/2 sink/double drainer with mixer tap, UPVC double glazed window to rear, UPVC skylight orangery roof, internal UPVC window looking into the utility area, breakfast bench, radiator, tiled flooring, space for Range style cooker with glass extractor over, space for free standing fridge freezer, integrated dish washer, personnel door leading to the garage.

### **Utility Area**

Wall and base units with working surfaces, stainless steel sink/drainage, part tiled splashback, wall mounted Worcester combination boiler, UPVC double glazed window to rear.

### **Quarter Landing**

#### **Cloakroom**

UPVC picture window to front, low level low flush WC, wall mounted wash hand basin, part wood cladded walls, radiator.

#### **First Floor Landing**

Loft hatch access, UPVC double glazed window to front, 2 radiators, doors leading to all principal rooms.

#### **Bedroom 1**

UPVC double glazed window to rear, built in storage cupboard, door leading to Jack and Jill en suite shower room.

#### **Jack & Jill Bathroom**

Shower cubicle, wash hand basin.

#### **Bedroom 2**

UPVC double glazed window to rear, built in storage cupboard.

#### **Bedroom 3**

UPVC double glazed window to front, built in storage cupboard.

#### **Bedroom 4**

UPVC double glazed window to front, built in storage cupboard, door leading to Jack and Jill bathroom.





### **Bedroom 5**

UPVC double glazed window to rear, built in storage cupboard.

### **Bedroom 6**

Currently used as a study, UPVC double glazed window to the rear, built in storage.

### **Family Bathroom**

4 piece suite, panel bath with mixer tap, wash hand basin with mixer tap on a vanity unit, concealed cistern low level low flush WC, corner shower cubicle, UPVC double glazed window to the front, part tiled walls.

### **Separate Wc**

Low level low flush WC, wash hand basin with vinyl flooring.

### **Rear Garden**

Excellent size garden, sizable stone paved patio, mature planting, apple and plum trees, an allotment section with raised planters and a greenhouse.

### **Front Of Property**

Block-paved, offering a driveway leading to the garage with a remote control shutter door.

### **Garage**

Wooden door to the front, up and over remote control electric door, 15 kw hour battery storage from the solar panels, workshop area, door leading into rear lobby which has a wooden door leading into the rear garden, door leading into utility.



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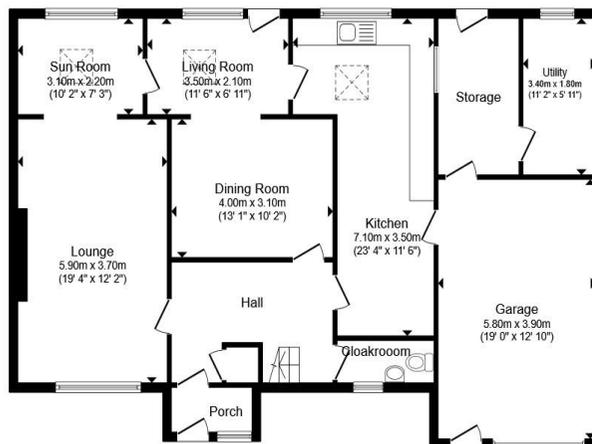
## Claremont Drive, Hartlepool

- SOLAR PANELS, EV CHARGER & BATTERY STORAGE
- LIGHT & SPACIOUS FAMILY HOME
- IDYLIC GARDEN WITH WILDLIFE POND & FRUIT TREES
- CLOSE TO SCHOOLS & AMENITIES
- SIGNIFICANTLY EXTENDED

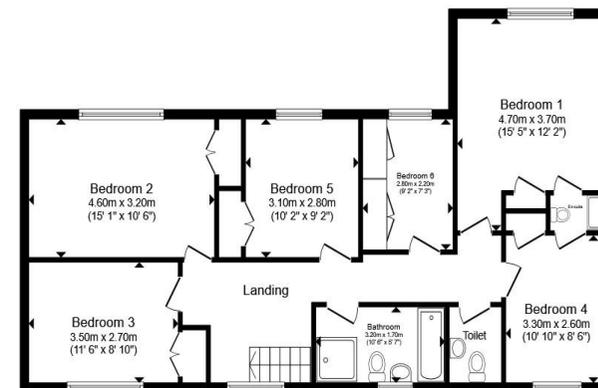
Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £350,000



Ground Floor



First Floor

Total floor area 218.5 m<sup>2</sup> (2,352 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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