



Meadowgate Drive Eden Park Hartlepool TS26 0RH



**** NO CHAIN INVOLVED ** VACANT POSSESSION ASSURED **** An impressive four bedroom detached residence occupying a pleasant position on Meadowgate Drive in the modern Eden Park development. This rarely available home offers spacious and well proportioned accommodation ideal for family requirements, with features including gas fired central heating, uPVC double glazing and secure burglar alarm system. The internal accommodation features a modern kitchen and bathroom, as well as an impressive re-fitted en suite shower room to the master bedroom. Other pleasing features include useful off street car parking with a concrete imprint driveway, integral garage and spacious rear garden. The home was built to the 'Doulton' design which offers a spacious layout which briefly comprises: entrance hall with stairs to the first floor and access to an impressive full length lounge/dining room which features uPVC double glazed French doors from the dining area into the rear garden. The modern kitchen is fitted with units to base and wall level and includes a built-in double oven, hob and extractor, as well as an integrated fridge/freezer and integrated dishwasher.

ASKING PRICE - £169,950 – NO CHAIN INVOLVED



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The ground floor accommodation is completed by a useful cloakroom/WC which is fitted with a two piece white suite. To the first floor are four good sized bedrooms, three of which benefit from fitted wardrobes, the master further featuring a beautiful re-fitted en suite shower room/WC, the remaining bedrooms are served by the family bathroom/WC which is fitted with a three piece white suite. Externally, the property features a low maintenance, open plan front garden which is part lawned, whilst a double width concrete imprint driveway provides useful off street car parking and leads to the integral garage. Gated access to the side of the property leads through to the generous sized rear garden which is predominantly laid to lawn with corner decking area. Fitted blinds, curtains, carpets, flooring and light fittings are included in the asking price. **AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED. EPC RATING: C**

GROUND FLOOR:

ENTRANCE HALL:

Accessed via a double glazed entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, coved ceiling, single radiator, access to:

LOUNGE/DINING ROOM: 24'4 x 11' (7.42m x 3.35m) (overall)

A spacious, full length lounge/dining room which enjoys a high degree of natural light with a large uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear garden, fitted with modern laminate flooring, coved ceiling, television point, two convector radiators, access to:

KITCHEN/BREAKFAST ROOM: 12'3 x 10'8 (3.73m x 3.25m) (overall)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing 'marble' effect 'roll-top' work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven finished in brushed stainless steel with four ring touch hob above and canopy housing extractor hood over, attractive tiling to splashback, integrated fridge/freezer, integrated dishwasher, recess with plumbing for automatic washing machine, glass fronted display cabinets to eye level, 'tile' effect vinyl flooring, useful storage cupboard, uPVC double glazed window looking out to the rear garden, double glazed door to the rear garden, convector radiator, access to:

CLOAKROOM/WC:

Fitted with a two piece white suite with chrome fittings comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, wall mounted vanity mirror above, close coupled WC, 'tile' effect vinyl flooring, fitted extractor fan, convector radiator.

FIRST FLOOR:

LANDING:

A spacious landing with fitted carpet, convector radiator, hatch to part boarded loft space, ideal for storage purposes with an electric light, power points and pull down aluminium ladder.



BEDROOM 1: 15'5 x 11' (4.70m x 3.35m) (overall)

A spacious and attractively presented master bedroom which benefits from a modern range of fitted wardrobes with hanging rails and shelving, uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting to ceiling, television point, convector radiator, access to:



EN SUITE SHOWER ROOM/WC: 6'3 x 5'7 (1.90m x 1.70m) (overall)

Beautifully re-fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled folding door and chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback, being full height to shower level, complementing tiling to flooring, fitted extractor fan, shaver point, uPVC double glazed window to the front aspect, single radiator.



BEDROOM 2: 12'9 x 9'3 (3.89m x 2.82m) (overall)

A good sized second bedroom which benefits from a range of bespoke wardrobes with fitted hanging rails, drawers and shelving, uPVC double glazed window to the front aspect, useful over stairs storage cupboard housing hot water tank, fitted carpet, convector radiator.



BEDROOM 3: 9'3 x 9'1 (2.82m x 2.77m) (overall)

Built-in double wardrobe incorporating hanging rails, shelving and drawers, matching header board for a single bed, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

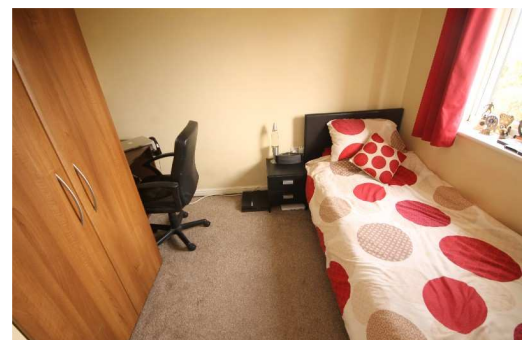
BEDROOM 4: 8'7 x 7'8 (2.62m x 2.34m) (overall)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.



BATHROOM/WC: 6'1 x 5'6 (1.85m x 1.68m) (overall)

Fitted with a three piece white suite with chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, PVC panelling to ceiling, fitted extractor fan, uPVC double glazed window to the rear aspect, vinyl flooring, convector radiator.

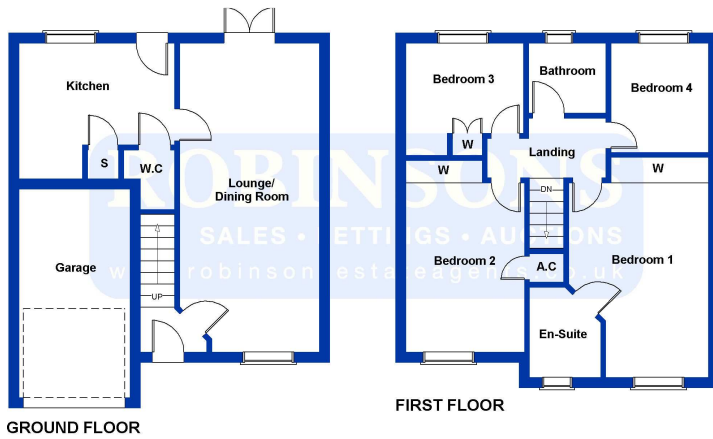


OUTSIDE:

The property features a low maintenance, open plan front garden which is predominantly laid to lawn with a concrete imprint driveway providing useful off street car parking and leading to the integral garage. Gated access to the side of the property leads through to a generous sized rear garden which is predominantly laid to lawn with paved areas, fenced boundaries and corner decking area.

GARAGE:

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



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
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