



Kielder Road, Elwick Rise, TS26 0QF
5 Bed - House - Detached
£330,000

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Kielder Road Elwick Rise, TS26 0QF

*** WAS £340,000 *** OCCUPYING A PRIVATE POSITION *** EXECUTIVE HOME *** We are delighted to offer to the open market for sale this five bedroom, three storey detached residence. The property is set back in a private position from the main road in this highly regarded Elwick Rise development in Hartlepool. Features of this home include gas fired central heating and uPVC double glazing. Being double fronted in design this property has a balanced layout and provides versatile living accommodation as it boasts four reception rooms. The floor plan briefly comprises: central entrance hall, cloakroom/WC, spacious lounge with 'traditional' style fire surround, separate dining room with double opening doors leading to the garden room, family room, fitted kitchen/breakfast room which has built-in appliances, this in turn leads to a useful utility room. Arranged around the galleried landing are four bedrooms, the second bedroom having an en-suite shower room/WC which has a double shower cubicle, the remaining three bedrooms are served by the family bathroom/WC which has a bath and separate double shower cubicle. Located to the second floor is the master suite which comprises of a large bedroom with built-in wardrobes and good sized en-suite bathroom/WC with a bath and separate double shower cubicle. A pleasing feature of this property is the attractively landscaped rear garden which must be viewed to be appreciated. The driveway and front offer ample off street car parking including a car turning area and leads to the detached double garage.











CENTRAL ENTRANCE HALL

Entrance door with double glazed inserts, staircase to first floor, understairs storage cupboard.

CLOAKROOM/WC

Fitted with a two piece cream coloured suite comprising: wash hand basin, close coupled WC, tiling to splashback.

SPACIOUS LOUNGE 19'9 x 10'7 (6.02m x 3.23m)

White 'traditional' style fire surround, conglomerate marble hearth and upstand area with inset living flame gas fire, part glazed double opening doors to:

SEPARATE DINING ROOM 10'10 x 10'7 (3.30m x 3.23m)

DELIGHTFUL GARDEN ROOM 7'8 x 10'11 (2.34m x 3.33m)

French doors leading to a patio area.

FAMILY ROOM 15'11 x 8'8 (4.85m x 2.64m)

FITTED KITCHEN/BREAKFAST ROOM 8'4 x 15'5 (2.54m x 4.70m)

Fitted with a range of base, wall and drawer units with complementing working surfaces incorporating inset one and half single drainer sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated extractor fan above, tiling to splashback, French doors to rear garden.

UTILITY 5'10 x 8'9 (1.78m x 2.67m)

Complementing the kitchen with matching units with inset single drainer stainless steel sink unit with mixer tap, space for appliances with plumbing for automatic washing machine and dishwasher, wall mounted Glowworm gas central heating boiler, door with double glazed centre panel to side access.

FIRST FLOOR: LONG LANDING

Staircase to the second floor, built-in airing cupboard housing hot water cylinder.

BEDROOM 2 (rear) 10'7 x 12'11 (3.23m x 3.94m)

Two built-in double wardrobes.

EN-SUITE SHOWER ROOM/WC

Fitted with a three piece cream coloured suite comprising: double shower cubicle with chrome mains shower fitting, pedestal wash hand basin, close coupled WC, complementary tiling to splashback.

BEDROOM 3 (front) 11'7 x 9'8 (3.53m x 2.95m)

Built-in double wardrobe.

BEDROOM 4 (rear) 8'11 x 8'3 (2.72m x 2.51m)

BEDROOM 5 (front) 8'2 x 9'0 (2.49m x 2.74m)

FAMILY BATHROOM/WC

Fitted with a four piece cream coloured suite comprising: panelled bath, double shower cubicle with chrome mains shower fitting, pedestal wash hand basin, close coupled WC, attractive tiling to splashback.

SECOND FLOOR: LANDING

GENEROUS SIZED MASTER BEDROOM 12'1 x 17'5 plus 3'11 x 5'10 into dormer (3.68m x 5.31m plus 1.19m x 1.78m into dormer)

Three built-in double wardrobes, large storage cupboard, 'diamond' style window which has a pleasing view towards the Cleveland Hills.

LARGE EN-SUITE BATHROOM/WC

Fitted with a four piece coloured suite comprising: panelled bath with mixer tap, double shower cubicle with mains shower fitting, pedestal wash hand basin, close coupled WC, tiling to splashback, hatch to loft space, built-in storage cupboard which gives access to an under eaves storage area.

OUTSIDE

A shared entrance leads to the property. A double width driveway and block paved area provides ample off street car parking and incorporates a car turning area. The side area has been pebbled and could provide additional off street parking if required. The mature rear garden has been attractively landscaped and has a paved patio, curved lawn, wide flower borders containing a variety of well established shrubs, flora and fruit trees. The garden also has the benefit of a southerly aspect which should be a suntrap in the summer months.

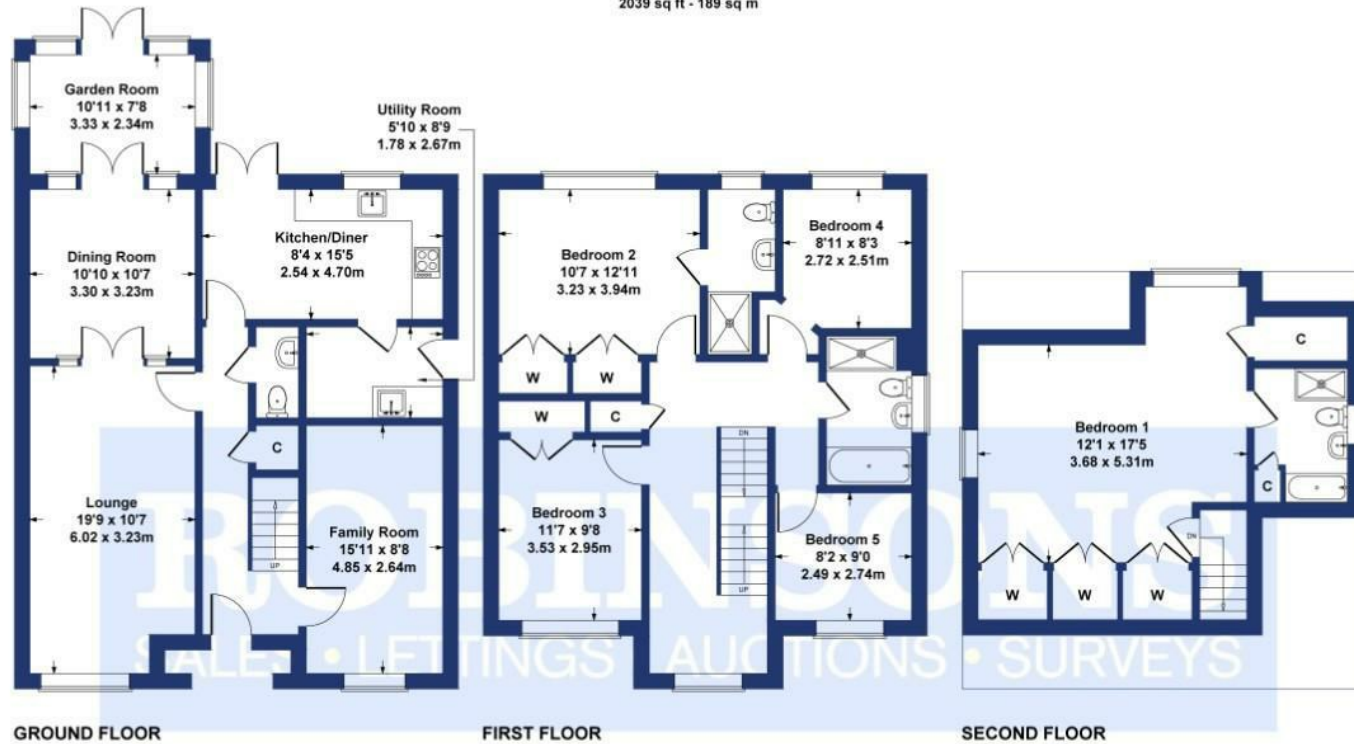
DETACHED DOUBLE GARAGE

Double width up and over door, power point and light fitting.



2 Kielder Road Hartlepool

Approximate Gross Internal Area
2039 sq ft - 189 sq m



GARAGE

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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		64	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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