



A stunning detached property occupying a prime position on Egerton Road in the prestigious West Park area of Hartlepool. The property features a sweeping drive to the front, beautiful gardens and southerly aspect rear. The home has been thoughtfully extended, enhanced and altered to provide versatile accommodation, with the benefit of **FOUR BEDROOMS, TWO EN SUITES, TWO RECEPTION ROOMS & STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM**. An internal viewing comes highly recommended, with the home being attractively presented throughout, whilst being complemented by modern fixtures and fittings, upgraded internal doors and quality flooring. Further benefits include gas central heating, part under floor heating and uPVC double glazing. The internal layout comprises: inviting entrance hall with stairs to the first floor and access to a modern ground cloakroom/WC, two reception rooms ideal for family requirements, stunning open plan kitchen/diner/family room offering an enviable place to entertain family and friends and measuring over 37ft in length. The kitchen area incorporating beautiful fitted units with a range of integrated appliances. The sitting and dining areas enjoying views of the rear garden and featuring French doors to the patio area. An additional kitchen/utility area offers matching units, whilst an inner passage features an integral door to the garage and access to a useful storage room/potential utility room. To the first floor are four bedrooms, with bedrooms one and two benefitting from superb recently upgraded en-suite shower rooms. The remaining bedrooms are served by the modern family bathroom featuring a three piece suite and chrome fittings. Externally is a well stocked front garden, sweeping drive on, drive off frontage and south facing rear garden enjoying a high degree of privacy. An external workshop and storage room offer a variety of uses including the possibility of a private home office, gym or outdoor bar.

**Egerton Road, West Park, TS26 0BW**  
**4 Bed - House - Detached**  
**£430,000**

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## GROUND FLOOR

### ENTRANCE HALL

**16' x 11'3 max dimensions (4.88m x 3.43m max dimensions)**

Accessed via double glazed composite entrance door with matching side screens, fitted with beautiful oak flooring, turned oak staircase to the first floor, upgraded internal doors, cloaks area with useful storage cupboard, access to:

### CLOAKROOM/WC

**5'8 x 5' (1.73m x 1.52m)**

Recently upgraded with a modern white suite incorporating a circular wash hand basin with chrome mixer tap over and vanity cabinets surrounding, close coupled WC.

### SITTING ROOM

**15'5 x 9'4 (4.70m x 2.84m)**

Ideal for families with uPVC double glazed window to the front aspect.

### LOUNGE

**14'2 x 13'5 (4.32m x 4.09m)**

A spacious family lounge which includes an attractive feature fire surround with electric fire, whilst incorporating upgraded French doors with matching side screens to the open plan kitchen/dining/family room.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

**37'4 x 13'5 (11.38m x 4.09m)**

A stunning open plan kitchen/dining/family room offering an enviable place to entertain family and friends, the kitchen area incorporating beautiful 'walnut' style units to base and wall level with contrasting work surfaces and a range of integrated appliances including matching Bosch twin ovens, grill and coffee machine, separate induction hob with extractor hood over, integrated fridge and freezer, central island with contrasting cream gloss units and oak worktops, recess with wine cooler included, the kitchen area further featuring a breakfast bar area, whilst leading into the dining/seating area enjoying an abundance of natural light with uPVC double glazed French doors, two matching side screens and three double glazed Velux windows over. Under floor heating throughout each area.

### ADDITIONAL KITCHEN AREA/UTILITY

**13'8 x 8'4 (4.17m x 2.54m)**

Matching units and worktop with concealed space for washing machine and dryer.

### INNER PASSAGE

Integral door to the garage, access to storage room/potential utility, under floor heating.



**UTILITY/STORE ROOM**

**6'2 x 4'11 (1.88m x 1.50m)**

Built-in storage cupboard, space for appliances or potential for other use, under floor heating.

**FIRST FLOOR**

**LANDING**

Accessed via an attractive turned oak staircase, access to four bedrooms and bathroom.

**BEDROOM 1**

**14' x 13'7 (4.27m x 4.14m)**

A generous master bedroom which enjoys views of the rear garden, whilst giving access to a modern recently upgraded en-suite shower room.

**EN-SUITE SHOWER ROOM/WC**

**5'10 x 5'9 (1.78m x 1.75m)**

Recently upgraded with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome overhead shower, inset wash hand basin with chrome mixer tap and vanity cabinets below, close coupled WC, attractive tiling to splashback.

**BEDROOM 2**

**13'8 x 8'2 (4.17m x 2.49m)**

Again, enjoying views of the rear garden, whilst further benefitting from a walk-in wardrobe and additional recently upgraded en-suite shower room.

**EN-SUITE SHOWER ROOM/WC**

**6'2 x 5' (1.88m x 1.52m)**

Recently upgraded with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive tiling to splashback.

**BEDROOM 3**

**10'2 x 8'4 (3.10m x 2.54m)**

uPVC double glazed window to the side aspect.

**BEDROOM 4**

**9'7 x 7'11 (2.92m x 2.41m)**

Currently used as a dressing room with uPVC double glazed window to the front aspect.

**BATHROOM/WC**

**7'3 x 9'4 (2.21m x 2.84m)**

Fitted with a modern three piece white suite and chrome fittings comprising: 'L' shaped panelled bath with chrome mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching white gloss back and vanity area above, attractive tiling to splashback.





### OUTSIDE

The front garden incorporates a beautiful planted area and generous block paved drive on/drive off driveway. A gate to the side of the property leads to a useful storage area and through to the enclosed rear garden which offers a high degree of privacy and should prove to be a suntrap in the summer months enjoying a southerly aspect. The rear garden features a lawned area with beautiful well stocked border, extensive block paved patio and hardstanding areas, a greenhouse to the rear of the workshop/storage room is included in the asking price.

### EXTERNAL WORKSHOP/STORAGE ROOM

Currently divided into two areas and offering a variety of uses with potential for use as a home office, gym or entertain room, being fully insulated, incorporating uPVC double glazing and electric lighting and power points. The current WORKSHOP AREA (7'6 x 7'10) (2.29m x 2.39m) features twin uPVC doors to the front, uPVC double glazed window to the side aspect. The STORAGE ROOM (14' x 7'10) (4.27m x 2.39m) to the rear incorporates uPVC double glazed side access door, uPVC double glazed window, a range of fitted units to both base and wall level.

### INTEGRAL GARAGE

**16'11 x 9' (5.16m x 2.74m)**

Accessed via an up and over door to the front, integral door from the inner passage, electric light, power points.









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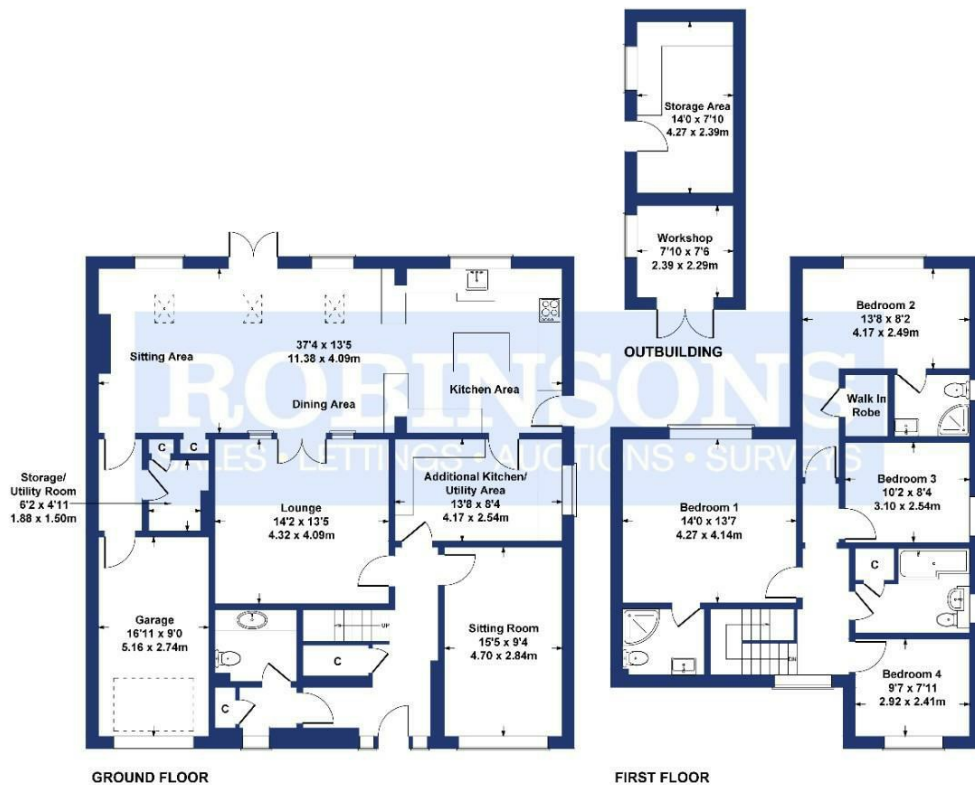
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**Egerton Road**  
Approximate Gross Internal Area  
2403 sq ft - 223 sq m



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-95)	B		
(69-84)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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