



The Darlings, Hart Village, TS27 3BY
4 Bed - House - Detached
£315,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

The Darlings

Hart Village, TS27 3BY

**** STUNNING INTERIOR ** BUILDERS ASSISTED MOVE SCHEME **** A modern four bedroom detached house which benefits from an impressive GARDEN ROOM EXTENSION. The property is located in a small cul de sac and enjoys a private rear garden which has a sunny aspect. Features include gas central heating, burglar alarm, uPVC double glazing and has solar panels. This home offers luxuriously appointed family accommodation with many upgrades and extras included in the asking price. Briefly comprising: central entrance hall with solid oak flooring, cloakroom/WC with tiling to part walls, spacious lounge, study, utility and a fabulous open plan kitchen/diner/garden room, the kitchen area has been well fitted with 'Cashmere high gloss' style units and includes several integrated appliances, the dining area opens to the garden room extension which has a 'lantern' style roof and bi-folding doors to the rear garden. To the first floor are four good sized bedrooms, the three larger rooms having built-in wardrobes, the master bedroom and bedroom two benefit from en-suite shower rooms, with bedrooms three and four being served by an outstanding tiled bathroom. Externally, the front and rear gardens have been attractively landscaped, the rear garden having a lawn and decking area. The double garage has been converted into a family room/gym with a walk-in storage cupboard, it could be easily converted back to a double garage if required, currently can still accommodate one car. A double width driveway provides off street parking. The property was built for the owners by Gentoo, with The Darlings being located on the outskirts of Hart Village.











GROUND FLOOR

CENTRAL ENTRANCE HALL

Composite entrance door with double glazed centre panel, solid oak flooring, staircase to first floor.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with mixer tap, concealed WC with dual flush, 'brick' style tiling to part walls, tiling to floor, extractor fan.

SPACIOUS LOUNGE (front) 17'7 into bay x 11' overall (5.36m into bay x 3.35m overall)

STUDY (front) 9'3 x 7'9 overall (2.82m x 2.36m overall)

FABULOUS OPEN PLAN KITCHEN/DINER/GARDEN ROOM

KITCHEN/DINER 9'6 x 26'6 overall (2.90m x 8.08m overall)

An upgraded kitchen comprising of 'Cashmere high gloss' style base, wall and drawer units with white silestone working surfaces with matching splashback, one and a half under mounted stainless steel sink unit with mixer tap, built-in stainless steel five ring gas hob with drawer unit below, glass splashback with matching 'chimney' style canopy with glass top housing illuminated extractor fan above, built-in stainless steel electric double oven to side, integrated fridge with freezer below, integrated dishwasher, under lighting to wall units, lighting to kickboard, tiled floor, single inset spotlights to ceiling, opening to:

GARDEN ROOM EXTENSION 9'4 x 11'4 overall (2.84m x 3.45m overall)

Two sets of bi-folding doors to rear garden, 'lantern' style roof, single inset spotlights, tiling to floor.

UTILITY ROOM 5'10 x 7'3 overall (1.78m x 2.21m overall)

Complementing the kitchen with 'Cashmere high gloss' style units with 'oak' style working surfaces, recess with plumbing for automatic washing machine (machine excluded), cupboard housing wall mounted gas central heating boiler, personal door to garage, built-in storage cupboard.

FIRST FLOOR

LANDING

Built-in airing cupboard housing hot water cylinder, built-in storage cupboard, hatch to loft space.

BEDROOM 1 (front) 10'1 x 11'5 overall (3.07m x 3.48m overall)

Modern 'gloss' style fitted wardrobes.

EN-SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with sliding door, chrome mains shower fitting, pedestal wash hand basin with mixer tap, concealed WC with dual flush, impressive tiling to part walls, tiling to floor, extractor fan.

BEDROOM 2 (front) 10'7 x 11'4 overall (3.23m x 3.45m overall)

Modern 'gloss' style fitted wardrobes, bulkhead storage cupboard.

EN-SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with sliding door, chrome mains shower fitting, pedestal wash hand basin with mixer tap, concealed WC with dual flush, impressive tiling to part walls, tiling to floor, extractor fan.

BEDROOM 3 (rear) 10'11 x 9'1 overall (3.33m x 2.77m overall)

Modern 'gloss' style fitted wardrobes.

BEDROOM 4 (rear) 10'11 x 7'9 overall (3.33m x 2.36m overall)

OUTSTANDING FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, fitted shower screen, pedestal wash hand basin with mixer tap, close coupled WC, beautiful tiling to walls and floor, extractor fan.

OUTSIDE

A shared driveway leads to the property. The front garden has a lawned area with shrub border, with a double width driveway to the side of the property. The good sized rear garden enjoys a high degree of privacy and benefits from a south westerly aspect which should be a suntrap in the summer months. It has a lawned area with decking, gated access to side.

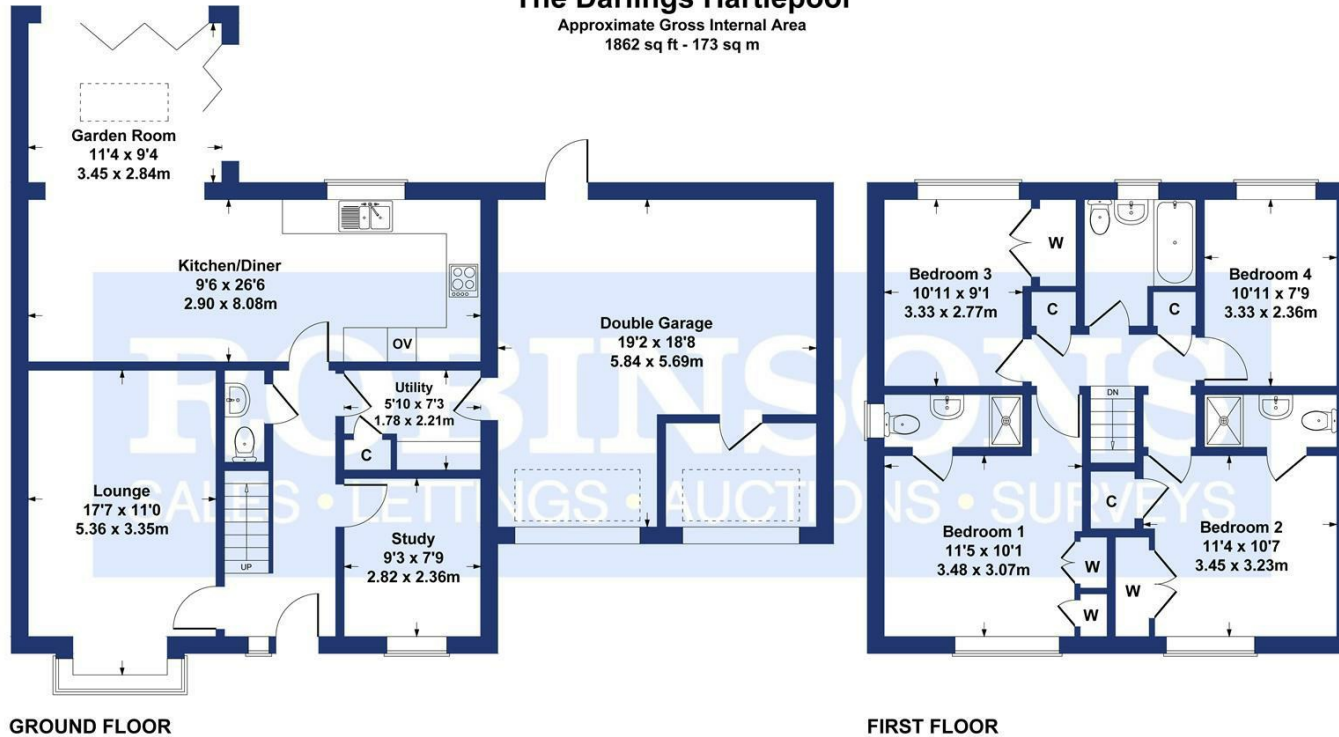
DOUBLE GARAGE 19'2 x 18'8 max dimensions (5.84m x 5.69m max dimensions)

The garage has currently been converted into a family room/gym with large walk-in storage cupboard, door to rear garden, tiled floor hatch to a partly boarded floor area which is accessed via a wooden folding down ladder. This garage could easily be converted back to house two cars at no great cost, but currently can still accommodate one car.



The Darlings Hartlepool

Approximate Gross Internal Area
1862 sq ft - 173 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91) A		86	88
(71-81) B			
(55-69) C			
(39-54) D			
(29-38) E			
(13-28) F			
(1-12) 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			
(82-91) A			
(61-81) B			
(40-60) C			
(25-39) D			
(10-24) E			
(1-9) F			
(1-9) 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.





106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonsestateagents.co.uk

