



Hardwick Court, West Park, TS26 0AZ
5 Bed - House - Detached
£460,000

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**** WAS £470,000 *** LOCATION, LOCATION, LOCATION ** EXTENDED ACCOMMODATION ** NO CHAIN INVOLVED **** An imposing five bedroom 'Georgian' style detached residence which overlooks a pleasant grassed area. Hardwick Court was built by Yuill Homes and is often referred to as being one of the most popular parts of West Park to reside. It is warmed by gas central heating via a combination boiler and is uPVC double glazed throughout. This extremely spacious 'executive' style home offers fantastic space for the family to grow into and briefly comprises: inviting entrance hall, cloakroom/WC which has a white suite and built-in cloaks cupboard, formal lounge which is a dual aspect room and has a feature white fire surround and French doors leading to the rear garden. A second reception room is located to the front of the property and lends itself to a number of uses. The kitchen has been well fitted with units having solid oak doors and space for appliances with an archway leading to a good sized dining room extension which has French doors leading to the rear garden. Located to the first floor are five good sized bedrooms and a family bathroom/WC which is fitted with a white suite. One of the pleasing features of this property must be the master bedroom which is very generous in size and has a stunning en suite bathroom/WC which has been fitted with a quality six piece white suite with natural stone tiling to walls and floor. Externally are good sized gardens to front and rear, with a large block paved driveway providing off street car parking for four to five cars and leads to the integral double garage. Hardwick Court is an exclusive cul de sac at West Park and is within the catchment areas for High Tunstall and West Park Schools, with Park Drive Cricket Ground and Ward Jackson Park being a short distance away. Properties in this location are seldom on the open market for sale, so early viewing comes strongly recommended to avoid disappointment.



GROUND FLOOR

IMPRESSIVE EXTERNAL PILLARED ENTRANCE

Two electric light fittings.

INVITING ENTRANCE HALL

15'4 x 7'6 overall (4.67m x 2.29m overall)

uPVC double glazed entrance door with matching side screens, staircase to first floor with wrought iron balustrading, under stairs storage cupboard, Amtico flooring.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin, close coupled WC, tiling to splashback, built-in cloaks cupboard with sliding doors.

FORMAL LOUNGE (through room)

20'11 x 12' overall (6.38m x 3.66m overall)

White 'traditional' style fire surround with marble hearth and upstand area, French doors to rear garden.

RECEPTION ROOM (front)

9'11 x 11'11 overall (3.02m x 3.63m overall)

This room lends itself to a number of uses.

FITTED KITCHEN

10'7 x 13'1 overall (3.23m x 3.99m overall)

Well fitted with a range of base, wall and drawer units having solid oak doors, complementing working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, space for appliances, cupboard housing free standing Worcester gas central heating boiler, tiling to splashback, Amtico flooring, archway to:

DINING ROOM EXTENSION

7'3 x 15'3 overall (2.21m x 4.65m overall)

French doors to rear garden, personal door to double garage.

FIRST FLOOR

LANDING

Built-in storage cupboard, hatch to loft space.

BEDROOM 1 EXTENSION (front)

17'1 x 15'3 overall (5.21m x 4.65m overall)

Part glazed double opening doors to:

STUNNING EN SUITE BATHROOM/WC

10'3 x 12' overall (3.12m x 3.66m overall)

Fitted with a quality six piece white suite comprising: large panelled bath with mixer tap, double curved shower cubicle with drying enclosure, chrome mains shower fitting having an overhead 'dowser' style fitting and separate handheld fitting, 'his & hers' wash hand basins with mixer taps, mirror fronted medicine cabinet set in an illuminated recess above, close coupled WC, bidet, beautifully natural stone tiling to walls and floor, illuminated recess, cast iron radiator.

BEDROOM 2 (front)

9'11 x 18'8 overall (3.02m x 5.69m overall)

BEDROOM 3 (rear)

10'9 x 12'1 overall (3.28m x 3.68m overall)

BEDROOM 4 (front)

10'7 x 9'11 plus robe depth, overall (3.23m x 3.02m plus robe depth, overall)

Two built-in double wardrobes.

BEDROOM 5 (rear)

7'5 x 11'1 overall (2.26m x 3.38m overall)

FAMILY BATHROOM/WC

7'4 x 5'3 overall (2.24m x 1.60m overall)

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

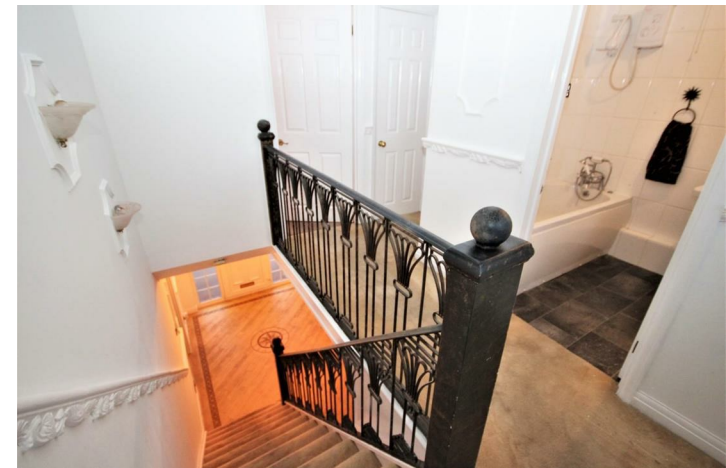
OUTSIDE

The property benefits from good sized gardens to front and rear. The front garden is open plan and laid mainly to lawn and has an impressive water feature. A large block paved driveway which extends to the front of the property provides off street car parking for four to five cars. The rear garden, again, is laid mainly to lawn and has well established flower borders containing a wide variety of shrubs and flora, patio area, gated access to side.

INTEGRAL DOUBLE GARAGE

19'10 x 15'6 overall (6.05m x 4.72m overall)

Double width remote controlled up and over door, power points and electric light fitting.

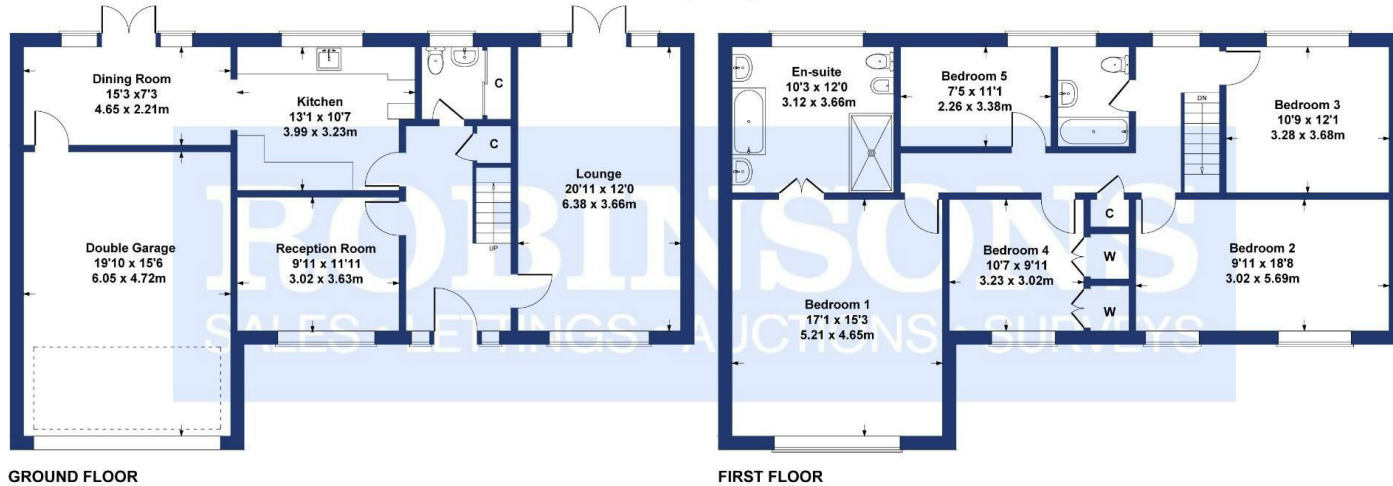






Hardwick Court Hartlepool

Approximate Gross Internal Area
2266 sq ft - 211 sq m



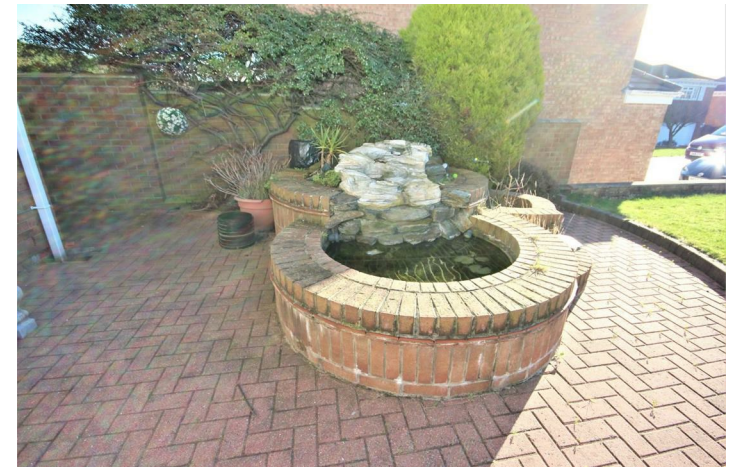
GROUND FLOOR

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	81		
	53		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	