



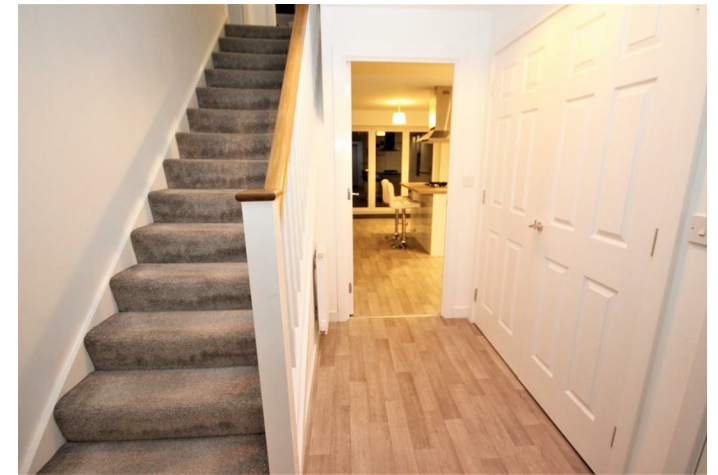
The Darlings, Hart Village, TS27 3BY
5 Bed - House - Detached
£325,000

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The Darlings

Hart Village, TS27 3BY

**** SUBSTANTIALLY REDUCED - WAS £340,000 ** LUXURIOUSLY APPOINTED ACCOMMODATION ** MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED **** A most impressive five bedroom detached residence which offers versatile living accommodation as it is spread over three floors. The property is set back in its cul de sac position and benefits from no passing traffic to the front in this exclusive development built by Gentoo. The home should be economical to manage having gas central heating, uPVC double glazing and has solar panels. This extremely spacious home with a good sized rear garden makes an ideal family home which briefly comprises: long entrance hall, cloakroom/WC which has a white suite, pleasant lounge, stunning kitchen/diner/family room which is the 'heart of the home', the kitchen area being well fitted with white 'gloss' style units and includes several integrated appliances with bi-folding doors leading to the rear garden, the dining/family area also has French doors giving access to the rear garden. To complete the ground floor accommodation is a useful utility room. Located to the first floor is the master suite which comprises of a bedroom, walk-in wardrobe and an impressive en suite shower room/WC. Bedrooms two and three are served by the family bathroom which also has a white suite and includes a bath and separate shower cubicle. To the second floor are two large bedrooms and a separate shower room/WC, this area would make an ideal teenager suite. Externally are gardens to front and rear, the latter having a westerly aspect. A large driveway provides off street car parking for three to four vehicles and leads to the attached double garage. This property was built for the owner in 2018 and is still in immaculate order throughout. Fitted carpets and a burglar alarm system are included in the asking price.





ENTRANCE HALL

Composite entrance door with double glazed insert, built-in cloaks cupboard with double opening doors, staircase to first floor.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with mixer tap, chrome dual flush, concealed WC, attractive 'brick' style tiling to splashback.

PLEASANT LOUNGE 14'10 x 11'10 overall (4.52m x 3.61m overall)

STUNNING KITCHEN/DINING/FAMILY ROOM

DINING/FAMILY AREA 7'7 x 12'7 overall (2.31m x 3.84m overall)

uPVC double glazed French doors to rear garden.

KITCHEN/BREAKFAST ROOM 17'2 x 14'8 overall (5.23m x 4.47m overall)

Well fitted with white 'gloss' style base, wall and drawer units with soft closing doors, 'light oak' style working surfaces with matching splashback incorporating inset single drainer stainless steel sink unit with mixer tap, centre island with breakfast bar area and inset stainless steel five ring gas hob, suspended stainless steel 'chimney' style canopy above housing illuminated extractor fan above, built-in electric fan assisted double oven opposite, integrated 'larder' style fridge and freezer, integrated dishwasher, under lighting to wall units, under stairs storage cupboard, uPVC double glazed bi-folding doors to rear garden.

UTILITY ROOM 5'8 x 5'5 overall (1.73m x 1.65m overall)

Complementing the kitchen with white 'gloss' style units and 'light oak' style working surface, matching cupboard housing wall mounted gas central heating boiler, composite door with double glazed insert to side access.

FIRST FLOOR: LANDING

Staircase to second floor.

MASTER SUITE (front)

BEDROOM 11'1 x 12' overall (3.38m x 3.66m overall)

WALK-IN WARDROBE AREA (5'8 x 5'9) (1.73m x 1.75m) (overall) free standing unit with hanging rails and drawers included.

IMPRESSIVE EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with chrome mains shower fitting, pedestal wash hand basin, chrome dual flush concealed WC, superb tiling to part walls.

BEDROOM 2 (front) 11'4 x 8'2 overall (3.45m x 2.49m overall)

BEDROOM 3 (rear) 11'3 x 8'1 overall (3.43m x 2.46m overall)

OUTSTANDING FAMILY BATHROOM/WC

Fitted with a four piece white suite comprising: panelled bath with mixer tap, double shower cubicle with chrome mains shower fitting, pedestal wash hand basin with mixer tap, chrome dual flush concealed WC, attractive tiling to part walls.

SECOND FLOOR: LANDING

'Velux' style double glazed roof window, built-in storage cupboard.

LARGE BEDROOM 4 16'9 x 11'4 overall (5.11m x 3.45m overall)

Two 'Velux' style double glazed roof lights with fitted blinds.

BEDROOM 5 (front) 11' x 12'2 overall (3.35m x 3.71m overall)

SUPERB SHOWER ROOM/WC

Fitted with a three piece white suite comprising: shower cubicle with chrome mains shower fitting, pedestal wash hand basin, close coupled WC, superb tiling to part walls.

OUTSIDE

A shared driveway gives access to the property. The front garden is open plan and has a lawned area with a paved walkway. To the side is a large driveway which provides ample off street car parking and leads to the double garage. The good sized rear garden is slightly terraced in design, it has a paved patio with decked seating area, lawned area with planted flower borders, gated access to both sides.

ATTACHED DOUBLE GARAGE

Two up and over doors, power points and electric light fitting.









The Darlings Hartlepool

Approximate Gross Internal Area
1744 sq ft - 162 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-64 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	88	89	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-64 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>

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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