

Copperwood Close, Clavering, TS27 3QH
2 Bed - Bungalow - Detached
£225,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: C

SMITH & FRIENDS
ESTATE AGENTS

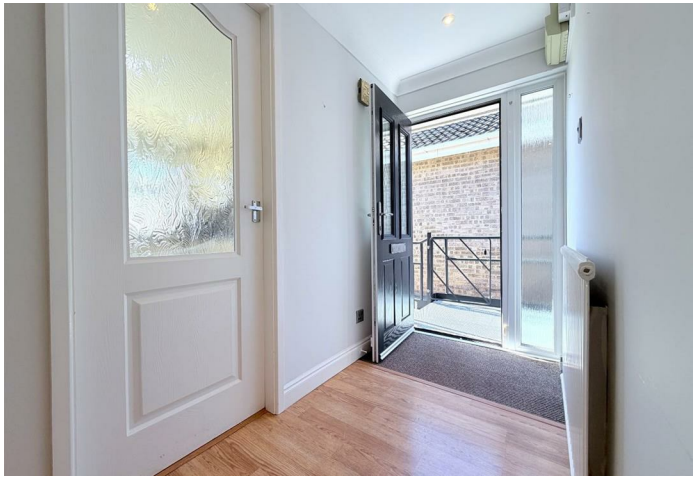
Copperwood Close
Clavering Hartlepool TS27 3QH





*** NO CHAIN INVOLVED *** An impressive two bedroom detached bungalow occupying a pleasant position on Copperwood Close, in a popular part of the Clavering Estate. The home offers well proportioned and extended accommodation with generous room sizes, modern kitchen and upgraded shower room/wet room. An ideal purchase for those wanting to downsize without compromising on space, with further benefits including gas central heating, uPVC double glazing, renewed roof, low maintenance gardens, driveway and larger than average garage. An internal viewing comes recommended with a layout which briefly comprises; entrance hall with composite entrance door, spacious front lounge with bow window and electric fire, modern kitchen with built in appliances, two generously extended bedrooms with modern fitted wardrobes, conservatory and upgraded shower room/wash room. Externally is a low maintenance front with artificial turf and resin driveway which continues alongside the property to the larger than average garage measuring over 28ft. The enclosed rear garden incorporates a resin patio and planted area. Copperwood Close is located off Silverwood Close, via Woodstock Way. VIEWING RECOMMENDED.





































ENTRANCE HALL
Accessed to the side via double glazed composite entrance door with uPVC double glazed side screen, part carpet/part modern laminate flooring, coving and inset spotlighting to the ceiling, built-in storage cupboard, hatch to loft space, single radiator.

FRONT LOUNGE
17'8 x 9'11 (5.38m x 3.02m)
A good size lounge with uPVC double glazed bow window to the front aspect, modern laminate flooring, electric fire, coving to ceiling, double radiator.

KITCHEN/BREAKFAST ROOM
10'2 x 10'5 (3.10m x 3.18m)
Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces in an 'L' shaped layout with matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate four ring hob and three speed extractor hood over, integrated appliances including washing machine and microwave oven, downlighting to eye-level units, three drawer unit to base level, coving and inset spotlighting to the ceiling, uPVC double glazed window to the front aspect, tiled flooring, convector radiator.

BEDROOM ONE
19'1 x 7'8 (5.82m x 2.34m)
A generous extended bedroom which features a modern range of wardrobes, uPVC double glazed window into the conservatory, modern laminate flooring, coving to ceiling, double radiator, walk-in storage cupboard/wardrobe with fitted shelving.

BEDROOM TWO
15'11 x 8'3 (4.85m x 2.51m)
A good size second bedroom which has also been extended and incorporates modern wardrobes with sliding doors, modern laminate flooring, coving and inset spotlighting to the ceiling, convector radiator, double glazed patio doors to the conservatory.

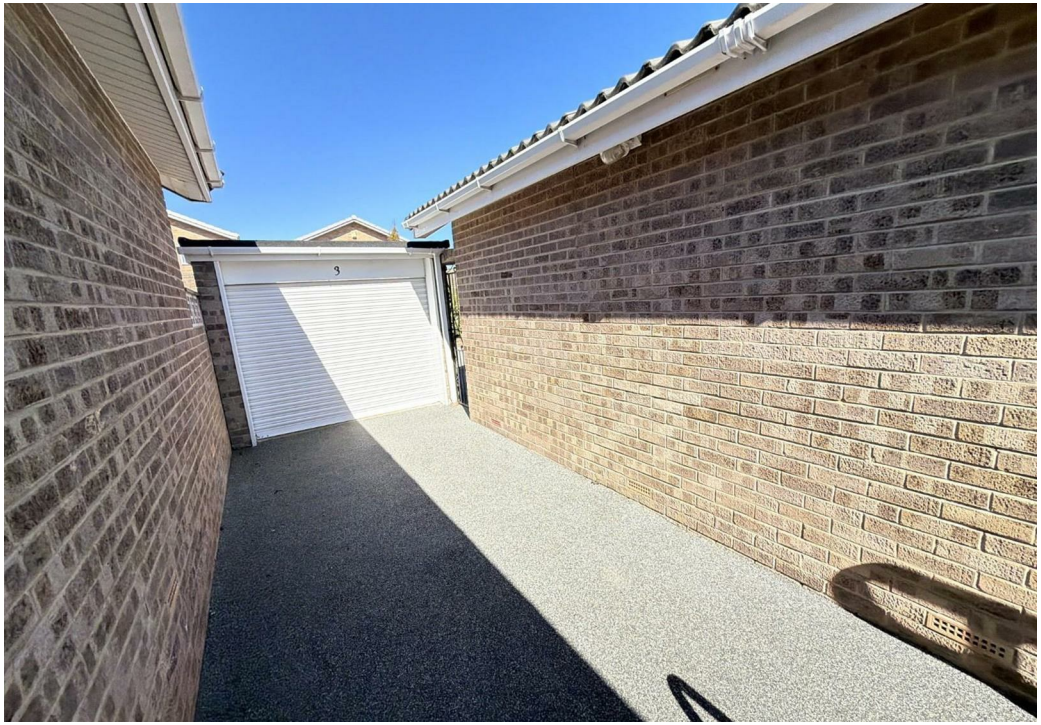
CONSERVATORY
7'7 x 16'7 (2.31m x 5.05m)
uPVC double glazed conservatory extension with door to the rear garden, tiled flooring, light, power points, double radiator.

SHOWER ROOM/WET ROOM
8'10 x 6'11 (2.69m x 2.11m)
Fitted with a modern suite comprising: walk-in shower area with chrome overhead shower and protective glass screen, wall mounted wash hand basin with central mixer tap and vanity cabinet below, concealed WC with tiled back and vanity area above, illuminated wall mounted vanity mirror, additional mirror fronted vanity cabinet, attractive tiling to walls, grip flooring, uPVC double glazed window to the side aspect, inset spotlighting and extractor to the ceiling, chrome heated towel radiator.

EXTERNALLY
The property occupies a pleasant position on Copperwood Close with a low maintenance front garden featuring artificial turf and planted border. A resin driveway provides useful off street parking and continues alongside the bungalow to the garage. A gate leads through to the enclosed rear garden which, again, should prove to be low maintenance with resin patio, planted area and brick boundary.

GARAGE
28'5 x 8'5 (8.66m x 2.57m)
Accessed via remote controlled roller to the front, personal door from the rear garden, uPVC double glazed window to the side aspect, lighting, power points.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

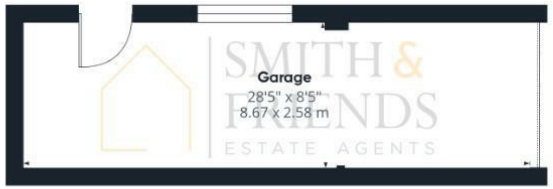












Approximate total area(1)

1157 ft²

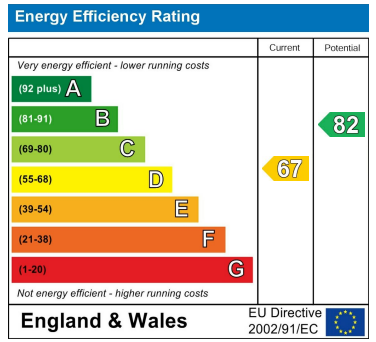
107.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS