

**To buy**

## 4 bed detached house to buy in

Octavia Drive, Hartlepool, Durham, TS26  
0FY

# £309,950

 x 4  x 2  x 2

Tenure

Size

**Freehold**

**1119 sq ft / 104 sq m**

## Property features

- ✓ 4 Bed Detached Home
- ✓ No onward chain
- ✓ Turn-key ready
- ✓ Upgraded fixtures & fittings
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

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Assistant Manager  
The Hub

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

FOUR DOUBLE BEDROOMS | DETACHED FAMILY HOME | NO ONWARD CHAIN | TURN-KEY READY | UPGRADED FIXTURES & FITTINGS | SOUTH-FACING LANDSCAPED GARDEN | DOUBLE DRIVEWAY | INTEGRAL GARAGE | OPEN-PLAN KITCHEN/DINER | UTILITY ROOM | EN-SUITE | NEW BUILD WARRANTY

Pattinson Estate Agents are delighted to welcome to the market this impressive four-bedroom detached family home, positioned within a highly sought-after modern residential estate in Hartlepool.

Turn-key ready and offered with no onward chain, this superb property has been thoughtfully presented throughout and benefits from a range of upgraded fixtures and fittings, offering a quality finish above and beyond the standard specification.

Upon entering, a welcoming entrance hallway provides access to the principal living accommodation. The generous lounge offers a comfortable and versatile space for relaxing, while to the rear is an impressive integrated kitchen with open-plan dining area, creating an excellent social and family space. The kitchen benefits from integrated appliances and upgraded fixtures and fittings, together with a useful separate utility room and downstairs WC.

To the first floor are four genuine double bedrooms, all benefiting from built-in storage. The principal bedroom is further enhanced by a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with a beautifully landscaped south-facing rear garden, providing an attractive and private outdoor space ideal for entertaining, relaxing or enjoying the sunshine. To the front is a double driveway providing excellent off-street parking, together with an integral garage.

The property also benefits from over six years remaining on the new-build warranty, providing valuable peace of mind for the new owner.

Located within a popular and sought-after new-build estate, this exceptional home combines modern construction, upgraded finishes, generous proportions and practical family accommodation, with the significant advantage of being ready to move straight into.

With four double bedrooms, upgraded fixtures and fittings, an open-plan kitchen/diner, utility room, en-suite, landscaped south-facing garden, double driveway, integral garage and substantial remaining new-build warranty, this is a superb turn-key family home and an excellent opportunity for a buyer seeking modern living without the wait of purchasing a brand-new property.

Early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: £309,950

Property Type: Detached House

Build Size: 104 sq m

USPs: Garden, Chain free

Parking: Driveway & Garage

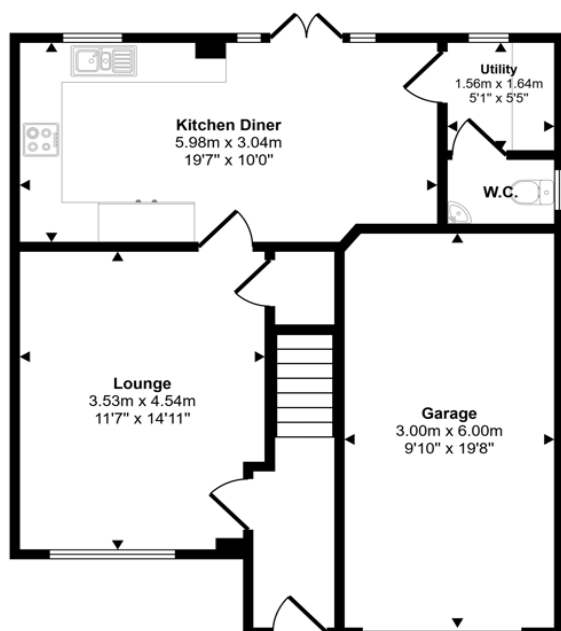
Heating: Gas

Electric: National Grid

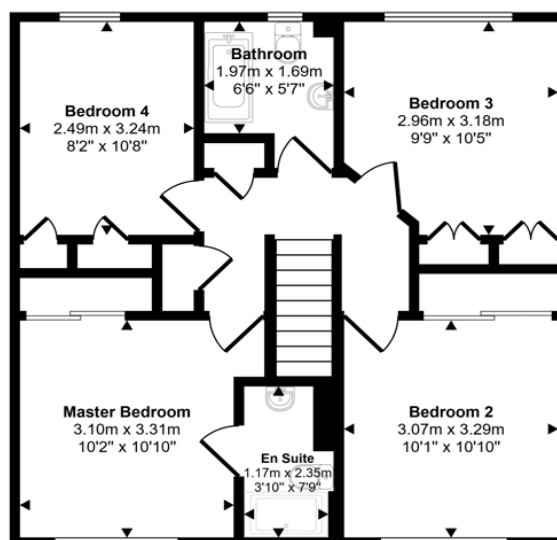
Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area  
125 sq m / 1341 sq ft



Ground Floor  
Approx 64 sq m / 692 sq ft



First Floor  
Approx 60 sq m / 649 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | 94                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Octavia Drive, Hartlepool, Durham, TS26 0FY

Contact your local branch today for more information on this property:

**Level 2 Yoden Way, Peterlee, Durham, SR8 1BP, Tel: 0191 541 2141, thehub@pattinson.co.uk, www.pattinson.co.uk**

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