



### 3 bed detached house to buy in

The Paddock, Elwick, Hartlepool, Durham,  
TS27 3DZ

# £358,000

 x 3  x 2  x 2

Tenure

Size

**Freehold**

**1130 sq ft / 105 sq m**

### Property features

- ✓ Renovated three-bedroom detached home
- ✓ Formerly four bedrooms
- ✓ Generous corner plot
- ✓ Sought-after village of Elwick
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

Renovated 3-Bedroom Detached Home – Formerly a 4-Bed | Generous Corner Plot | Inglenook Fireplace | Oak Flooring | Cobblestone Driveway | New Conservatory with Tiled Roof

Pattinson Estate Agents proudly present this beautifully renovated detached home, perfectly positioned on a generous corner plot in the picturesque village of Elwick, Hartlepool. This stunning residence combines period charm with high-quality modern finishes, offering spacious and versatile accommodation throughout.

Stepping inside, you are welcomed by an inviting entrance hallway with solid oak flooring, leading to a downstairs cloakroom/WC and providing internal access to the integral garage.

At the heart of the home lies a bright and welcoming reception room, featuring a magnificent inglenook fireplace—a perfect space for both relaxation and entertaining. The stylish high-end kitchen diner offers ample workspace and seamlessly flows into the newly built conservatory with a tiled roof and Velux windows, creating a light-filled setting to enjoy the gardens year-round.

Originally a four-bedroom property, the home now provides three generously sized bedrooms, with the option to easily reinstate the fourth if desired. The luxurious Jack and Jill four-piece bathroom suite has been finished to an exceptional standard, offering both comfort and functionality for family living.

Externally, the property continues to impress, boasting a cobblestone driveway providing ample off-street parking, a beautifully maintained garden with Indian sandstone patio, and well-presented borders ideal for outdoor dining and entertaining.

Further benefits include new windows and doors, a full rewire, new radiators, and a recently installed combi boiler, ensuring efficiency and peace of mind for the new owners.

Set within the tranquil and sought-after village of Elwick, this exceptional home perfectly blends countryside serenity with modern luxury.

Early viewing is highly recommended to fully appreciate the quality, character, and charm this remarkable property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £358,000

Property Type: Detached House

Build Size: 105 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front



## Entrance Hall



## Lounge

4.48m x 3.54m (14'8" x 11'7")



## Kitchen Diner

5.65m x 3.06m (18'6" x 10'0")



## Conversation

6.39m x 3.24m (20'11" x 10'7")



## Downstairs W/c



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## FIRST FLOOR:

### Landing



### Bedroom One

*6.13m x 3.14m (20'1" x 10'3")*



### Bedroom Two

*3.12m x 3.09m (10'2" x 10'1")*



### Bedroom Three

*3.09m x 2.07m (10'1" x 6'9")*



## Family Bathroom

2.94m x 2.42m (9'7" x 7'11")



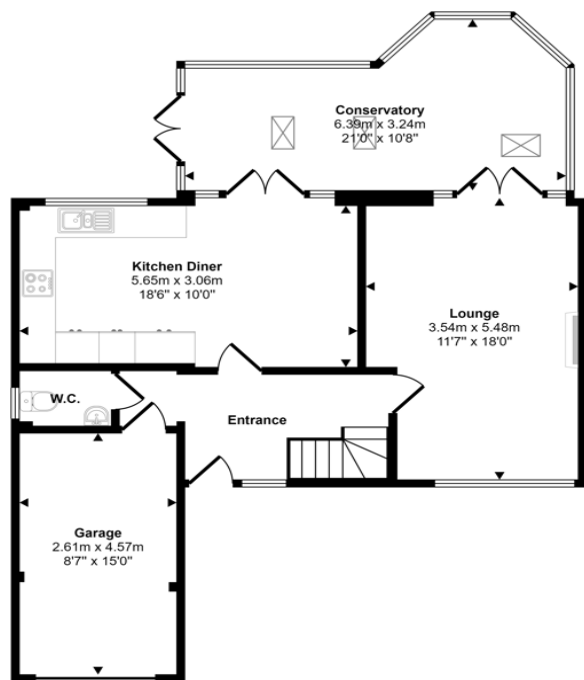
## External Rear



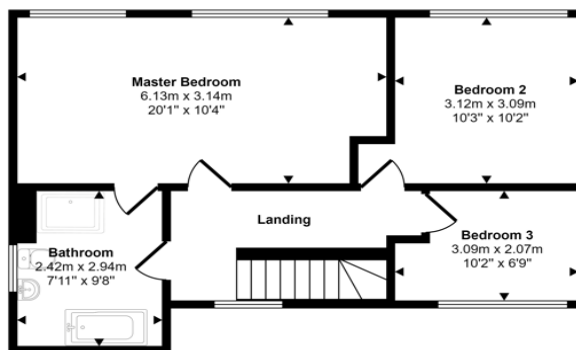
## Plot



Approx Gross Internal Area  
130 sq m / 1401 sq ft



Ground Floor  
Approx 78 sq m / 838 sq ft



First Floor  
Approx 52 sq m / 563 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The Paddock, Elwick, Hartlepool, Durham, TS27 3DZ

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