



**Kingfisher Close, Hartlepool TS26 0GA**

**welcome to**

## **Kingfisher Close, Hartlepool**

Remarkable, extremely large, luxurious, detached home. Virtually twice the size of the original property offering 6 bedrooms, 3 en suites, games room, study, conservatory, utility with wet room, guest wc, huge breakfasting kitchen and family room.

### **Agents Note**

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Grand Entrance Hallway**

Accessed via composite door with dual aspect UPVC double glazed windows to either side, radiator, staircase to first floor, coved cornicing, recess spotlighting to ceiling, large understairs storage cupboard, karndean flooring, double doors leading to:-

### **Living Room**

19' 9" excluding bay x 12' 2" exc large recessed fire area ( 6.02m excluding bay x 3.71m exc large recessed fire area )  
UPVC double glazed bay window to front, decorative coved cornicing, 2 radiators, feature circular opaque window which overlooks the Kitchen/Diner, walk in style large open feature fireplace, UPVC double glazed windows to both front and rear, recess spotlighting, log burner.

### **Dining Room**

11' 9" x 12' 8" into bay ( 3.58m x 3.86m into bay )  
Accessed via double doors from the Hallway, UPVC double glazed bay window to front, radiator, coved cornicing, door leading to:-

### **Additional Reception Room**

7' 8" x 16' 3" excluding door recess ( 2.34m x 4.95m excluding door recess )  
(could be a downstairs bedroom, currently used as a study), UPVC double glazed window to front, recess spotlighting to ceiling, coved cornicing, radiator, cupboard housing meters.

### **Kitchen**

22' 4" maximum x 11' 6" maximum ( 6.81m maximum x 3.51m maximum )  
(open plan), fitted with an extensive range of high gloss wall and base units with complimenting working surfaces and co-ordinating splashback, inset 1 1/2 sink/drainer unit with chrome mixer tap, built in double electric oven with 5 ring double width gas hob plus double width extractor over, integrated dishwasher. wine cooler, microwave, fridge and freezer, built in

sliding pantry cupboard, central island incorporating breakfast bar and additional storage, recess spotlighting to ceiling, modern vertical radiator, UPVC double glazed window to rear.

### **Dining Area**

8' 7" x 11' 5" ( 2.62m x 3.48m )  
(open plan with Kitchen), vertical modern radiator, recess spotlighting to ceiling, coved cornicing.

### **Living Area**

13' x 11' 10" ( 3.96m x 3.61m )  
(open plan with kitchen/diner), UPVC double glazed French doors leading to rear garden, UPVC double glazed opaque window to side, modern vertical radiator and additional radiator, coved cornicing, recess spotlighting to ceiling.

### **Utility / Wet Room**

10' 1" maximum x 12' 6" ( 3.07m maximum x 3.81m )  
Continuation of high gloss wall and base units with complementing working surfaces and co-ordinating splashback, inset sink/drainer unit with chrome mixer tap, unit housing washing machine, wet room area with mains supply shower, chrome heated towel rail, coved cornicing, recess spotlighting to ceiling, UPVC double glazed door to side, storage cupboard housing Worcester gas central heating boiler.

### **Guest W C**

UPVC double glazed opaque window to side, wall mounted wash hand basin with chrome mixer tap, low level low flush WC, chrome heated towel rail, tiling to floor and part wall.

### **Family / Games Room**

25' 2" maximum x 16' 4" maximum ( 7.67m maximum x 4.98m maximum )  
UPVC double glazed French doors and windows to side, French doors leading to conservatory, built in bar area, complete with stainless steel sink with chrome mixer tap, benefitting from a drinks fridge incorporated in the bar units, raised seating area, radiator x 3, coved cornicing, recess spotlighting to ceiling.

### **Conservatory**

15' 7" x 10' 7" ( 4.75m x 3.23m )  
Spacious, of UPVC construction with dwarf brick built wall with French





doors to side leading to rear garden, radiator, pitched roof feature, window to rear.

#### **First Floor Galleried Landing**

UPVC double glazed window to front, coved cornicing, radiator, loft void access, airing cupboard.

#### **Master Bedroom**

17' 4" maximum x 20' 2" maximum ( 5.28m maximum x 6.15m maximum )

With corridor leading to bedroom area which has an additional airing cupboard, feature circular opaque window to side, UPVC double glazed window to front dormer, coved cornicing, radiator x 2, recess spotlighting to ceiling, walk in wardrobe complete with hanging rails, shelving and storage facility with spotlighting.

#### **En Suite**

Skylight window to rear, walk in shower cubicle with mains shower, spray attachment and rainforest feature, vanity style wash hand basin with chrome mixer tap with storage underneath, fitted drawers, low level low flush WC, chrome heated towel rail, wall mounted illuminated mirror, extractor, recess spotlighting to ceiling.

#### **Bedroom 2**

11' 9" excluding door recess x 9' 10" excluding wardrobes and recess ( 3.58m excluding door recess x 3.00m excluding wardrobes and recess )  
UPVC double glazed French doors to rear, complete with Juliet balcony, triple fitted wardrobes, radiator, coved cornicing.

#### **En Suite**

UPVC double glazed opaque window to side, shower cubicle with mains supply shower, wall mounted wash hand basin, low level low flush WC, extractor, chrome heated towel rail, recess spotlighting to ceiling.

#### **Bedroom 3**

11' 9" x 9' 2" excluding wardrobes ( 3.58m x 2.79m excluding wardrobes )  
UPVC double glazed French doors complete with Juliet balcony, recess with double fitted wardrobes and additional shelved storage cupboard, coved cornicing, radiator.

#### **En Suite**

Shower cubicle with mains shower, wall mounted wash hand basin with chrome mixer tap, low level low flush WC, chrome heater towel rail, recess spotlighting to ceiling, extractor.



#### **Bedroom 4**

10' 4" maximum x 12' 2" including wardrobes ( 3.15m maximum x 3.71m including wardrobes )  
UPVC double glazed window to front, recess with triple fitted wardrobes, coved cornicing, radiator.

#### **Bedroom 5**

12' 3" x 9' 6" ( 3.73m x 2.90m )  
UPVC double glazed window to front, coved cornicing, radiator.

#### **Bedroom 6**

8' 1" excluding wardrobes x 12' 3" ( 2.46m excluding wardrobes x 3.73m )  
(currently used as a dressing room), UPVC double glazed opaque window to side, fitted wardrobes to three quarters of the bedroom with central island with fitted drawers, radiator, coved cornicing.

#### **Family Bathroom**

UPVC double glazed opaque window to rear, sunken feature bath with chrome mixer tap, waterfall feature and spray attachment, walk in double width shower cubicle with mains supply, low level low flush WC, wall mounted stylish wash hand basin with chrome waterfall feature tap, chrome heated towel rail, attractive tiling to walls and floor, coved cornicing, recess spotlighting to ceiling, radiator.

#### **Externally**

##### **Front Garden**

Huge driveway offering parking for numerous cars, leading up to:-

##### **Rear Garden**

Large, enclosed, with a combination of various seating areas, paved and a raised decked area with lighting, Yorkshire stone patio area, predominately laid to lawn offering a high degree of privacy, water supply, outside security lighting, 2 sheds, mature trees and shrubbery, West facing, side garden leading to garage.

##### **Triple Detached Garage**

24' 7" x 8' 5" ( 7.49m x 2.57m )  
Power and lighting, double electronic up and over door and single up and over door.



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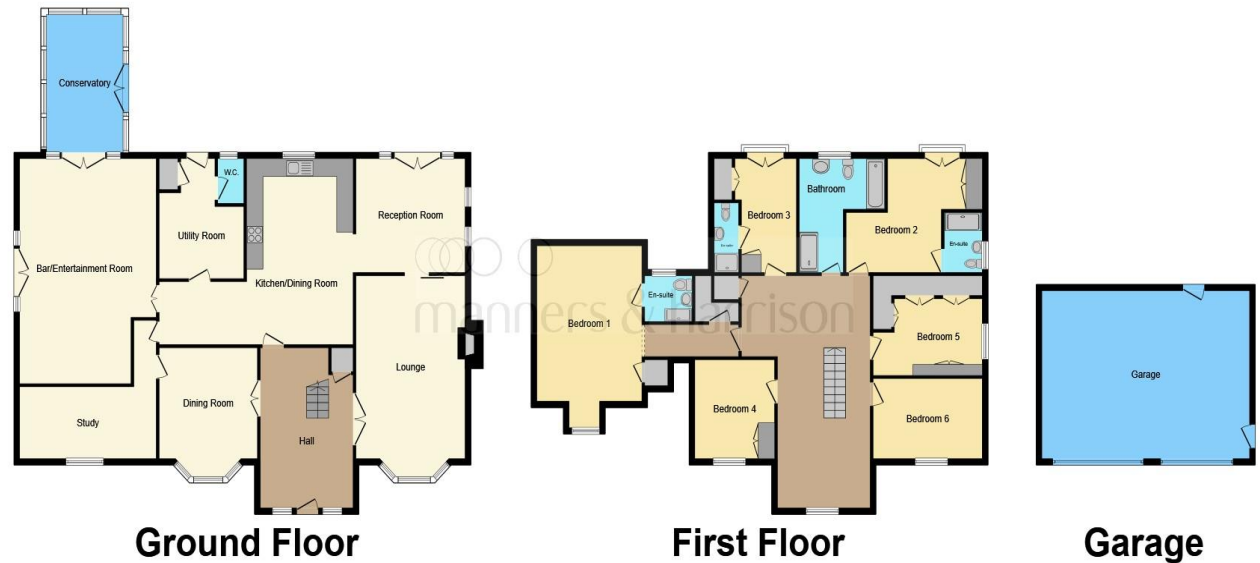
## Kingfisher Close, Hartlepool

- LUXURIOUS
- TRIPLE DETACHED GARAGE
- 3 EN SUITES
- 5 RECEPTION ROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: C

offers over

**£500,000**



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