



Woodlands Lodge Wooler Road, Hartlepool TS26 0DR

welcome to

Woodlands Lodge Wooler Road, Hartlepool

A unique opportunity has arose to purchase this stunning 6 bedroomed Detached home set in a tree lined surrounding with a sweeping double driveway and South facing enclosed private gardens. The attention to detail is outstanding and is a true compliment to the current owners.

Entrance Hallway

Stairs case to Master Suite 1, access to Gym/ Garage/ Family Room and leading to;

Breakfasting Kitchen

14' 6" x 22' 1" Max (4.42m x 6.73m Max)
Fitted with a stunning range of modern gloss , soft closing wall and base units with high quality granite work surfaces and splashback, integrated fridge, dishwasher, oven, hob and extractor hood, attractive tiled flooring, dining area, coved cornicing, window to front, french doors to rear leading to Sun Porch.

Utility

7' 5" x 5' 4" (2.26m x 1.63m)
A combination of wall and base units and granite work surfaces incorporating inset sink/drain unit with mixer tap, additional integrated fridge, 2 freezers and 'Zanuzzi' washer dryer., cupboard housing gas central heating boiler.

Sun Porch

8' 3" x 9' 8" (2.51m x 2.95m)
Accessed from Kitchen, wooden construction, door leading to Rear Garden.

Inner Lobby

Access to;

Guest Wc

Wall mounted modern wash hand basin with glass splashback, low level low flush wc, window to side, radiator.

Lounge

20' 2" Max x 10' 2" Max (6.15m Max x 3.10m Max)
Bay window to front, decorative cove cornicing, picture rail, TV point, radiator, leading to:

Garden Room

9' 2" x 16' 1" Max (2.79m x 4.90m Max)
An array of windows overlooking the private South facing rear garden, coved cornicing, radiator, french doors to rear garden.

Reception Room

10' 9" x 11' 9" (3.28m x 3.58m)
Window to front, decorative coved cornicing, picture rail, radiator.

Inner Lobby

Staircase to First Floor, window to side, radiator.

First Floor

Landing

Storage cupboard.

Bedroom 6

8' 9" x 11' 5" including robes (2.67m x 3.48m including robes)
Window to front, fitted robes, radiator, loft access.

Bedroom 5

11' 2" x 10' 1" Max (3.40m x 3.07m Max)
Window to side, fitted robes, radiator.

Family Bathroom

Stepping down into this beautiful bathroom with stand alone bath with mixer tap, wall mounted wash hand basin, low level low flush wc, window to front, recessed spotlighting, chrome heated towel rail, built in speaker system.

Master Suite 2

14' 6" x 13' 7" (4.42m x 4.14m)
Step down into, window to rear, coved cornicing, radiator, recessed spotlighting.





En-Suite

Shower cubicle with rainfall and hand held facility, low level low flush wc, window to front, recessed spotlighting, tower radiator.

Second Floor

Landing

Storage cupboard giving access to tank, window to side.

Bedroom 3

10' 9" x 12' 4" restricted head high (3.28m x 3.76m restricted head high)
Window to side, 'Velux' window to rear, radiator.

Bedroom 4

10' 9" x 12' 4" Max (3.28m x 3.76m Max)
With restricted head height, window to side, 'Velux' window to rear, radiator.

Master Suite 1

12' 6" x 15' 2" excluding recess (3.81m x 4.62m excluding recess)
Restricted head height, Access via staircase from main entrance, two windows to side, skylight, radiator.

En-Suite

Shower cubicle with mains shower, low level low flush wc, vanity wash hand basin, chrome heated towel rail, recess spotlighting.

Formally Double Garage

19' 1" Max x 17' 2" (5.82m Max x 5.23m)
Still with external doors but with 'Floating floor'.
Could be changed back to Garage is required.
Currently used as a gym/ family room (No Regs) , door to rear, two radiators.

Externally

Driveway offering parking for several cars, surrounded by mature trees and shrubbery with wrap around gardens. A stunning South facing rear garden offering a high degree of privacy and well stocked.



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welcome to

Woodlands Lodge Wooler Road, Hartlepool

- HIGH QUALITY FIXTURES AND FITTINGS
- 2 MASTER SUITES WITH ENSUITE FACILITY
- 3/4 RECEPTION ROOMS
- SOUTH FACING ENCLOSED REAR GARDEN
- MUST BE VIEWED!

Tenure: Freehold EPC Rating: D

£500,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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