



Woodhouse Lane, Hartlepool TS26 0XX

welcome to

Woodhouse Lane, Hartlepool

Rare to the market is this stunning, executive, 4 bedroomed detached family home, positioned in a cul-de-sac location. Featuring a luxury entertaining kitchen overlooking the beautiful rear garden, two en suites, family bathroom with jacuzzi bath and double garage.

Entrance Hallway

Accessed via composite door to front with UPVC double glazed panelled windows either side, radiator, staircase to first floor, understairs storage cupboard.

Cloakroom

WC, pedestal wash hand basin, part tiled walls, extractor fan.

Reception Room

16' 3" maximum, excluding bay window x 14' 9" excluding bay window (4.95m maximum, excluding bay window x 4.50m excluding bay window)

Accessed via double doors, UPVC double glazed bay window to front, radiator.

Family Room

11' 11" maximum x 15' 10" maximum (3.63m maximum x 4.83m maximum)

UPVC double glazed doors leading to rear garden with UPVC double glazed windows either side, open to the kitchen, radiator.

Kitchen

17' 7" maximum x 16' 11" maximum (5.36m maximum x 5.16m maximum)

Beautiful range of cream wall and base units with contrasting granite 'waterfall edge' working surfaces with matching upstands, central island with feature light over, Belfast style sink with brass swan neck mixer tap, granite grooved drainer plus granite splashback, integral fridge, integral freezer, integral dishwasher, drawer for waste disposal, electric Rangemaster oven with double oven, grill and 7 rings induction hob with extractor over, 2 built in microwaves, UPVC double glazed french doors leading to rear garden, UPVC double glazed window, radiator, spotlights to ceiling.

Utility Room

Matching base units to the kitchen with granite working surfaces and upstands, Belfast sink/drainers with swan neck mixer tap in brass, wall mounted Ideal Logic boiler, inset and plumbing for washing machine, UPVC double glazed window to rear, extractor fan, composite door leading to side.

First Floor Landing

Loft void access (part boarded with pull down ladder), UPVC double glazed feature window to front, storage cupboard with double doors housing water tank plus space for storage.

Bedroom 1

12' 3" excluding bay x 16' 3" (3.73m excluding bay x 4.95m)

UPVC double glazed bay window to front, radiator.

Dressing Area

7' 11" x 7' 11" (2.41m x 2.41m)

Spotlights to ceiling.

En Suite

Walk in double shower cubicle with mains shower, WC, 2 pedestal wash hand basins, part tiled walls, spotlights to ceiling, extractor fan, UPVC double glazed window to rear, radiator.

Bedroom 2

16' 5" maximum x 10' 5" maximum (5.00m maximum x 3.17m maximum)

2 UPVC double glazed window to front, 2 radiators.

En Suite

Double shower cubicle with mains shower, pedestal wash hand basin, WC, part tiled walls, UPVC double glazed window to side, extractor fan.





Bedroom 3

9' 10" x 12' 9" (3.00m x 3.89m)
UPVC double glazed window to rear, radiator.

Bedroom 4

14' 8" maximum x 8' 4" maximum (4.47m maximum x 2.54m maximum)
UPVC double glazed window to rear, radiator.

Family Bathroom

Panelled jacuzzi bath with tiled surround, WC, pedestal wash hand basin, radiator, spotlights to ceiling, UPVC double glazed window to rear, part tiled walls, extractor fan.

Externally

Front Garden

Landscaped garden, double block paved driveway leading to garage.

Rear Garden

Blocked paved patio area, predominately laid to lawn, enclosed via a wall and double boarded fencing for privacy, feature stone area, planted trees/ fruit trees and shrubbery, vegetable plot to side, stoned bed edging, external lights, outdoor tap.

Double Integral Garage

Up and over door, power and lighting.

Agents Note

Please be advised that there is an annual maintenance fee payable of £130.00.



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welcome to

Woodhouse Lane, Hartlepool

- RARE TO THE MARKET
- DOUBLE INTEGRAL GARAGE
- 2 EN SUITES AND SUMPTUOUS FAMILY BATHROOM
- DRESSING AREA IN THE MASTER BEDROOMS
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: B

£550,000



Ground Floor



First Floor

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