



**Kingfisher Close, Hartlepool TS26 0GA**

**welcome to**

## **Kingfisher Close, Hartlepool**

A significantly extended, 5 bedroomed with 2 en suites, detached residence situated on what is widely acknowledged as the most prestigious part of the modern residential development at Bishop Cuthbert.

### **Entrance Hallway**

Entered via double UPVC double glazed composite door, staircase to first floor, storage cupboard, radiator, recess spotlighting to ceiling, high quality designer flooring, access to guest WC.

### **Guest W C**

UPVC double glazed opaque window to front, 2 piece suite comprising of:- low level low flush WC, wash hand basin, continuation of flooring, radiator.

### **Living Room**

32' 3" maximum x 12' 11" maximum ( 9.83m maximum x 3.94m maximum )

UPVC double glazed windows to both front and rear, French doors leading to rear garden, feature open fireplace with windows to front and rear housing log burner, 2 radiators, coved cornicing.

### **Dining Room**

12' 5" maximum x 12' 2" maximum ( 3.78m maximum x 3.71m maximum )

UPVC double glazed French doors leading to rear garden, coved cornicing, recess spotlighting to ceiling, radiator.

### **Study**

10' 11" maximum x 10' 6" maximum ( 3.33m maximum x 3.20m maximum )

UPVC double glazed window to front.

### **Kitchen/Family Room**

19' maximum x 13' 1" maximum ( 5.79m maximum x 3.99m maximum )

UPVC double glazed windows to rear, French doors leading to rear patio, fitted with a range of wall and base units with contrasting working surfaces and complimenting splashback tiling, inset 1 1/2 bowl sink/drain unit with mixer tap, range master

cooker with double width extractor hood over, seating area, coved cornicing, recess spotlighting to ceiling, continuation of attractive high quality flooring.

### **Utility**

9' 5" maximum x 5' 6" maximum ( 2.87m maximum x 1.68m maximum )

Door to side giving access to garden, fitted with wall and base units with complimenting working surfaces, wall mounted gas central heating boiler, recess and plumbing for washing machine and additional white goods, radiator.

### **Galleried Landing**

UPVC double glazed window to front, first loft access point, leading to open extension of landing, which can be used as a spacious seating area or study, UPVC double glazed French doors over looking rear garden and Juliet balcony, second loft access point, which is boarded for storage.

### **Bedroom 1**

13' 7" maximum x 13' maximum ( 4.14m maximum x 3.96m maximum )

UPVC double glazed bay window to front, spotlighting to ceiling, radiator.

### **En Suite**

UPVC double glazed opaque window to side, fitted with a 5 piece suite comprising of:- Jacuzzi bath, shower cubicle, low level low flush WC, bidet, pedestal hand wash basin, attractive tiling to walls and flooring, recess spotlighting to ceiling, radiator.





### **Bedroom 2**

11' 1" maximum x 10' 10" maximum ( 3.38m maximum x 3.30m maximum )

UPVC double glazed window to front, radiator, coved cornicing, open access to dressing area.

### **Dressing Area**

Fully fitted with wardrobes, access to en suite.

### **En Suite**

UPVC double glazed window to side, double shower cubicle, low level low flush WC, wash hand basin, radiator, coved cornicing.

### **Bedroom 3**

13' maximum x 9' 3" maximum ( 3.96m maximum x 2.82m maximum )

UPVC double glazed window to side, radiator, recess spotlighting to ceiling.

### **Bedroom 4**

12' 2" maximum x 10' 1" maximum ( 3.71m maximum x 3.07m maximum )

UPVC double glazed window to rear, coved cornicing, radiator.

### **Bedroom 5**

12' 3" x 9' 2" ( 3.73m x 2.79m )

UPVC double glazed window to front, radiator.

### **Family Bathroom**

UPVC double glazed opaque window to rear, 3 piece suite comprising of:- bath, low level low flush WC, pedestal wash hand basin, part tiled walls, radiator.



### **Externally**

#### **Front Garden**

Accessed by double electric gates into driveway and pedestrian gate, which is a remote intercom system. driveway which comfortably fits a minimum of 5 cars (9 maximum capacity), personal door giving access to double garage.

#### **Double Garage**

Up and over doors.

#### **Beautiful Rear Garden**

South easterly aspect garden, with a combination of lawned area, sunken seating and hot tub area, raised patio with mature shrubbery and hedging to borders, plenty of outdoor entertaining spaces.



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## Kingfisher Close, Hartlepool

- TWO BEDROOMS WITH EN-SUITES
- UTILITY & STUDY
- FAMILY BATHROOM & GUEST WC
- DOUBLE GARAGE
- WRAP AROUND GARDENS

Tenure: Freehold EPC Rating: C

**£475,000**



Ground Floor



First Floor

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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