



Kingfisher Close, Hartlepool TS26 0GA

welcome to

Kingfisher Close, Hartlepool

Stunning, four bedroom, detached home in Bishop Cuthbert. Situated in the highly sought after area of Bishop Cuthbert, this beautifully presented home offers spacious and modern living, perfect for families.

Entrance Vestibule

9' x 3' (2.74m x 0.91m)

Entered via wooden door to front, radiator, UPVC double glazed window to both aspects, tiled flooring, wooden french doors into hallway.

Entrance Hallway

Tiled flooring, stairs to first floor, doors to reception rooms, under stairs storage cupboard.

Ground Floor Wc

Low level low flush wc, pedestal wash hand basin, radiator.

Reception Room 1

16' 8" x 12' (5.08m x 3.66m)

Two UPVC double glazed windows to front, radiator, gas fire with granite surround and plinth, coved cornicing.

Reception Room 2

12' 1" x 28' 3" (3.68m x 8.61m)

UPVC double glazed window to front, two radiators, UPVC double glazed French doors leading to the rear garden.

Kitchen

17' 11" Max x 16' 5" (5.46m Max x 5.00m)

UPVC double glazed French doors to the rear garden, UPVC double glazed window to the rear and side, two radiators, a range of wood wall and base units with contrasting working surfaces tiled splashback, stainless steel splash back, stainless steel extractor hood, integrated 4 ring gas hob , integrated electric oven, single stainless steel sink with drainer and mixer tap.

Utility Room

5' x 10' 1" (1.52m x 3.07m)

Plumbing for washing machine and dishwasher, UPVC double glazed window to rear, personnel door leading to garage.

First Floor

Landing

Loft hatch access, UPVC double glazed window to front, lounge area to the top of the stairs.

Master Bedroom

13' 1" x 12' 1" (3.99m x 3.68m)

UPVC double glazed windows to rear, radiator, walk in dressing area with wardrobes and shelving.

Ensuite Shower Room

Double walk in shower with integrated shower head and mixer controls, tiled walls, sliding glass panelled door, extractor fan, pedestal wash hand basin with mixer tap, low level low flush wc, radiator.

Family Bathroom

3 piece bathroom suite comprising; white panelled bath with mixer tap, low level low flush wc, half tiled walls, pedestal wash hand basin with mixer tap, walk in shower with integrated mixer tap and controls, rainfall shower head, sliding glass door, radiator.

Bedroom 2

12' 3" x 12' 2" (3.73m x 3.71m)

UPVC double glazed window to the front, radiator, access to ensuite.

Ensuite

Low level low flush wc, pedestal wash hand basin, double walk in shower with integrated shower controls and rainfall shower head, tiled surround and sliding glass door, radiator.





Bedroom 3

9' 11" x 12' 3" (3.02m x 3.73m)

Access to ensuite shared with Bedroom 2, UPVC double glazed window to front, radiator.

Bedroom 4

12' 3" x 7' 5" (3.73m x 2.26m)

UPVC double glazed window to front, radiator.

Externally

Rear Garden

Paved footpath running around the perimeter of the property, paved seating area outside of the French doors, area laid to lawn, mature trees and borders, bin storage. garden shed, enclosed and not overlooked.

Front Garden

Double driveway, footpath leading to the front door.

Double Garage

With double electric roller shutter door, housed boiler, lighting and power.



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welcome to

Kingfisher Close, Hartlepool

- POPULAR LOCATION
- STUNNING
- EN SUITE
- 2 RECEPTIONS
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£480,000



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

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