



**Bodnant Close, Hartlepool TS26 0GD**



**welcome to**

**Bodnant Close, Hartlepool**

A fantastic opportunity to purchase this stylish and contemporary four-bedroom detached home, beautifully positioned on the highly sought-after Elwick Gardens development. Set in a peaceful location with a charming and attractive front outlook.



### **Entrance Hallway**

Composite door to front, staircase to first floor, radiator.

### **Cloakroom**

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

### **Lounge**

11' 1" x 15' 3" ( 3.38m x 4.65m )  
Window to front, radiator.

### **Kitchen/ Diner**

19' 4" x 14' ( 5.89m x 4.27m )  
Upgraded with a modern range of wall and base units with complimenting working surfaces and co-ordinating splashbacks, 1 1/2 bowl stainless steel sink/ drainer unit with mixer tap, built in oven and hob with extractor over, cupboard housing boiler, integrated Fridge/freezer and dishwasher, French doors to rear, window to rear.

### **Utility Room**

4' 3" x 6' ( 1.30m x 1.83m )  
Window to side, working surfaces, recess and plumbing for washing machine and dryer.

### **First Floor**

### **Landing**

### **Bedroom 1**

10' x 10' 11" Max ( 3.05m x 3.33m Max )  
Window to front, radiator.

### **Ensuite**

Shower cubicle, low level low flush wc, pedestal wash hand basin with splashback tiling, heated towel rail, window to side.

### **Bedroom 2**

10' x 10' 3" ( 3.05m x 3.12m )  
Window to rear, radiator.

### **Bedroom 3**

10' 4" x 9' Max ( 3.15m x 2.74m Max )  
Window to front, radiator.

### **Bedroom 4**

9' x 6' 9" ( 2.74m x 2.06m )  
Window to rear, radiator.

### **Family Shower Room**

Window to rear, walk-in shower cubicle, low level low flush wc, pedestal wash hand basin, heated towel rail.

### **Externally**

### **Front Garden**

Lawn area, driveway providing parking for several cars.

### **Rear Garden**

Enclosed with gated access, patio area, lawn area with planted borders.

### **Garage**



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## Bodnant Close, Hartlepool

- UPGRADED FIXTURES AND FITTINGS THROUGHOUT
- 4 BEDROOM DETACHED
- MASTER BEDROOM WITH ENSUITE
- FRONT AND REAR GARDENS
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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