



***** REDUCED ***** We are delighted to offer to the open market for sale this truly stunning four bedroom detached house. Watercress Close is a delightful cul de sac located on the modern Bishop Cuthbert development in Hartlepool. The owners have tastefully improved and remodelled this lovely family home that now offers a contemporary finish throughout, with a versatile layout appealing to a variety of potential buyers. Benefitting from a stunning open plan dining kitchen, family area, and three luxurious bathrooms. Other features include gas fired central heating and the home has uPVC double glazing throughout. The accommodation offers well planned and spacious living accommodation which briefly comprises: long entrance hall, cloakroom/WC, spacious lounge which has double opening doors leading to the hall, stunning dining kitchen which has been fitted with a range of grey high gloss wall base and drawer units with centre island. Located to the first floor are four generous bedrooms (one and two both having en suites), with bedrooms three and four being served by the sumptuous family bathroom. Externally, the property has attractive gardens to front and rear. The front garden is open plan and laid mainly to lawn. A double width driveway leads to the single garage. The enclosed rear garden is mainly laid to lawn, with well stocked borders, a sunny decking area and gated access to side. Internal viewing is a must to fully appreciate the quality of home on offer.

Watercress Close, Hartlepool, TS26 0QY

4 Bed - House - Detached

Offers Over £279,000

EPC Rating: C

Council Tax Band: E

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Watercress Close, Hartlepool, TS26 0QY



GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass panel inserts, radiator, staircase to first floor landing.

CLOAKROOM/WC

White and chrome suite with low level WC.

LOUNGE

15' x 11'8 (4.57m x 3.56m)

uPVC double glazed window to front, radiator.

DINING KITCHEN

18'1 x 11'11 (5.51m x 3.63m)

Fitted with a comprehensive range of grey high gloss wall, base and drawer units with contrasting worktops and centre island, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor, built-in oven and microwave, space and plumbing for 'American larder' style fridge and washing machine, uPVC double glazed window to rear, uPVC double glazed French Doors opening onto the rear garden and opening through to the family room.

FAMILY ROOM

23'2 x 8'2 (7.06m x 2.49m)

uPVC double glazed window to rear, radiator.

FIRST FLOOR

LANDING

Loft access, airing cupboard.

BEDROOM (front)

15' x 11'8 (4.57m x 3.56m)

uPVC double glazed window, radiator.

EN SUITE SHOWER ROOM/WC

White and chrome suite with double width walk-in shower, pedestal wash hand basin and low level WC, co-ordinated tiled walls and flooring, heated chrome towel rail, uPVC double glazed opaque window.

BEDROOM 2 (front)

16'1 x 8'2 (4.90m x 2.49m)

uPVC double glazed window, radiator.

BEDROOM 3 (rear)

9'5 x 7'8 (2.87m x 2.34m)

uPVC double glazed window, radiator.

EN SUITE SHOWER ROOM/WC

White and chrome suite with double width walk-in shower, pedestal wash hand basin, low level WC, co-ordinated tiled walls and flooring, radiator, Velux window.

BEDROOM 4 (rear)

8'6 x 7'8 (2.59m x 2.34m)

uPVC double glazed window, radiator.



Watercress Close, Hartlepool, TS26 0QY



FAMILY BATHROOM/WC

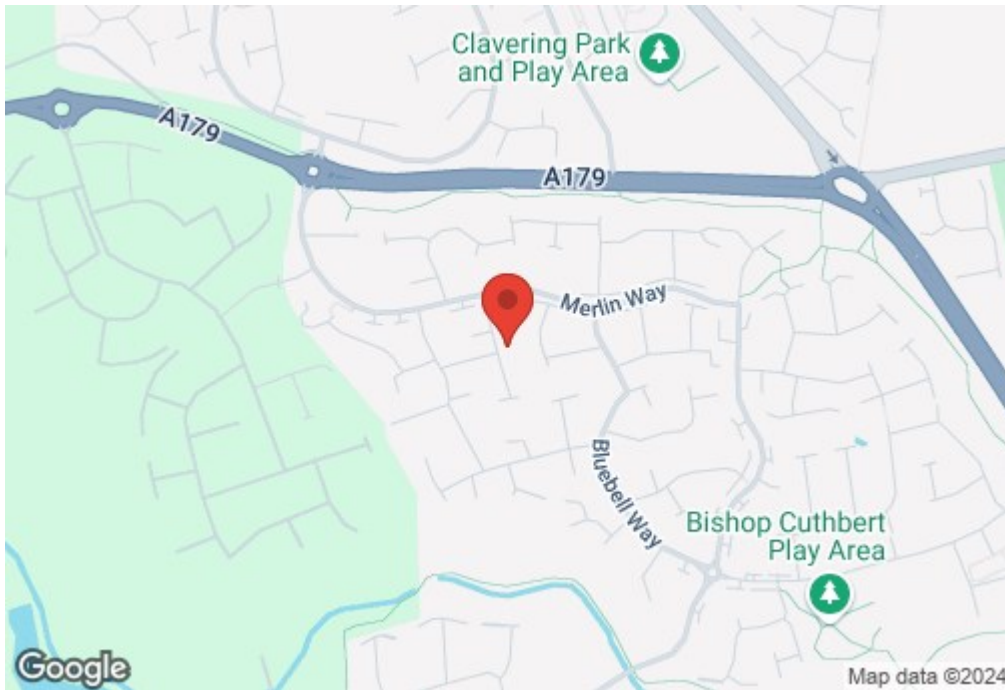
Luxurious white and chrome suite with panelled bath, shower over and glass shower screen, wash hand basin with vanity storage, low level WC, co-ordinated tiled walls and flooring, single radiator.

EXTERNALLY

The property has attractive gardens to front and rear. The front garden is open plan and laid mainly to lawn, with a double width driveway leading to the SINGLE GARAGE. The enclosed rear garden is mainly laid to lawn with well stocked borders, a sunny decking area and gated access to side.

NB

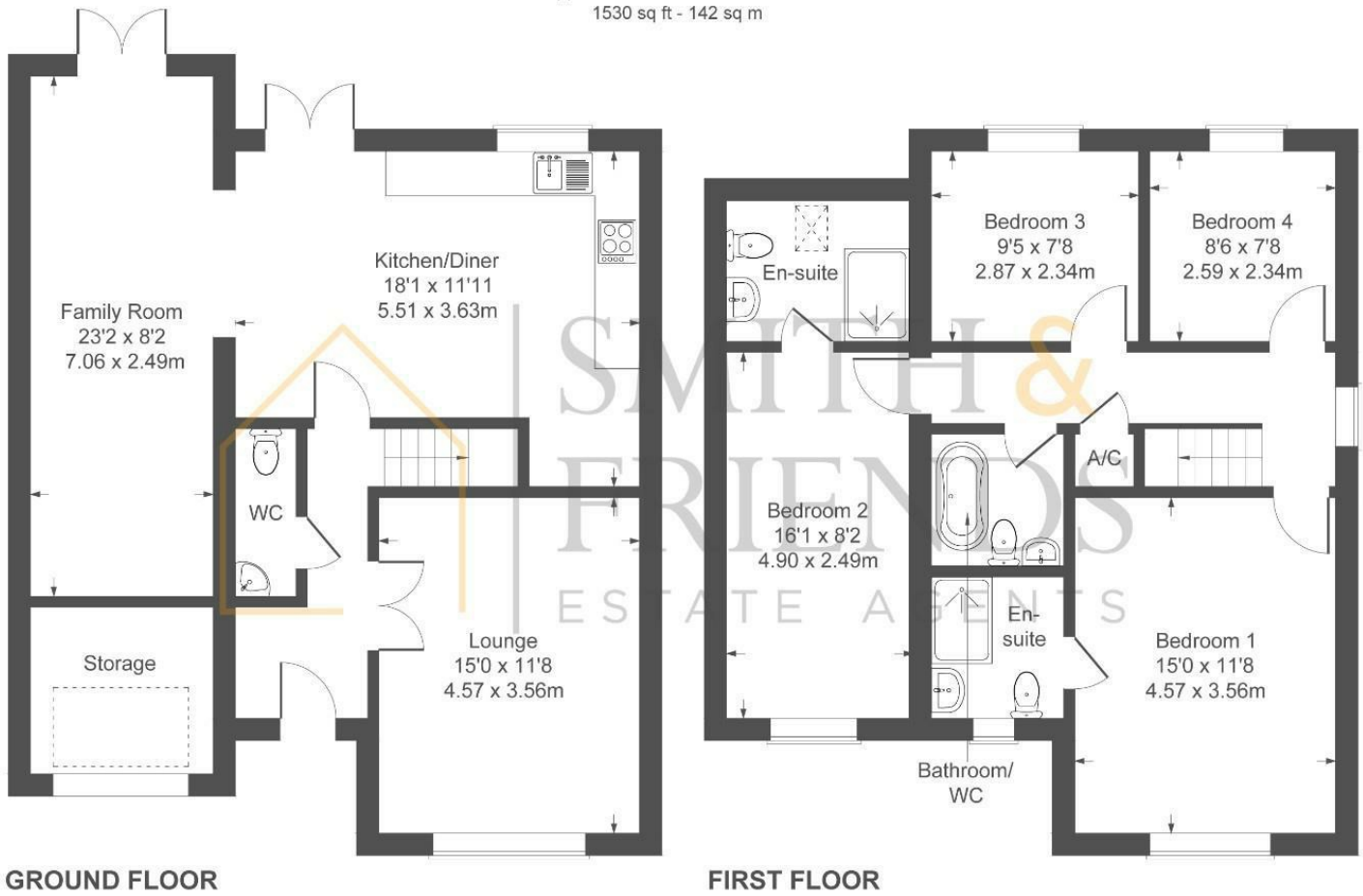
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Watercress Close, Hartlepool, TS26 0QY

Watercress Close

Approximate Gross Internal Area
1530 sq ft - 142 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		77	86

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS