

A Large 4 bedroom Detached Family home , well positioned within a quiet Bishop Cuthbert cul d sac. Remodelled, and well presented throughout, the property offers generous accommodation over both floors with a versatile layout will certainly appeal to family living. Benefiting from an upgraded kitchen and en suites, the property comes with viewing strongly recommended. Briefly comprises: entrance hall, cloakroom/WC, converted garage currently used as a dining room, spacious lounge, beautiful fitted kitchen/diner incl. built-in oven/hob/extractor, integrated fridge & dishwasher, utility room and garden room. To the 1st floor are 4 generous sized bedrooms, with impressive en suite shower rooms to bedrooms 1 & 2, the master also featuring a dressing area, plus a bathroom/WC. Externally are gardens to the front and rear. The property occupies a generous sized position and has off street parking to the front which leads to the integral garage.

Viola Close, Hartlepool, TS26 0QP

4 Bedroom - House - Detached

£350,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: F



Viola Close, Hartlepool, TS26 0QP



GROUND FLOOR

ENTRANCE HALL

uPVC DG glass panelled door, spindle staircase to first floor landing and radiator.

LOUNGE

28' x 11'2" (8.53m x 3.40m)

Large dual aspect room with uPVC DG window to the front and uPVC DG French Doors opening onto the rear garden. Living flame white pebble effect gas fire with modern surround and two radiators.



CLOAKROOM WC

Low level WC and wash hand basin

DINING ROOM

16'1" x 8'8" (4.90m x 2.64m)

uPVC DG window to front and radiator



BREAKFAST KITCHEN

19'2" x 9'10" (5.84m x 3.00m)

Fitted with a range of modern light grey high gloss wall, base and drawer units with contrasting worktops and splash backs, inset sink and drainer with mixer tap, Induction hob with illuminating extractor and double oven. Integrated appliances include dishwasher, fridge and freezer. uPVC DG window to rear.



UTILITY

Fitted with base and wall gloss units, contrasting worktops and inset sink and drainer. Plumbing for washing machine and dryer, uPVC DG window and door to rear. Internal door giving access to the garage.

SUN ROOM

10'3" x 7'2" (3.12m x 2.18m)

uPVC DG French doors opening onto the rear patio, uPVC DG windows and radiator.



LANDING

Loft access and airing cupboard.

BEDROOM 1 (Front)

18'2" x 10' (5.54m x 3.05m)

Two uPVC DG windows to front, two radiators, and built in wardrobes

EN SUITE

Modern white and chrome suite with double walk in shower, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG window.

BEDROOM 2 (Front)

15'2" x 11' (4.62m x 3.35m)

uPVC DG window and radiator

EN SUITE

White and chrome suite with walk in shower cubicle, wash hand basin with vanity storage and low level WC. heated towel rail and uPVC DG window.

BEDROOM 3 (Rear)

11'5" x 10'10" (3.48m x 3.30m)

uPVC DG window, built in wardrobes and radiator.



Viola Close, Hartlepool, TS26 0QP



BEDROOM 4 (Rear)

10'11 x 9'4 (3.33m x 2.84m)

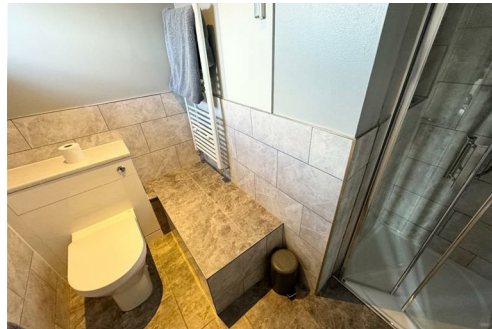
uPVC DG window, built in wardrobes and radiator.

FAMILY BATHROOM

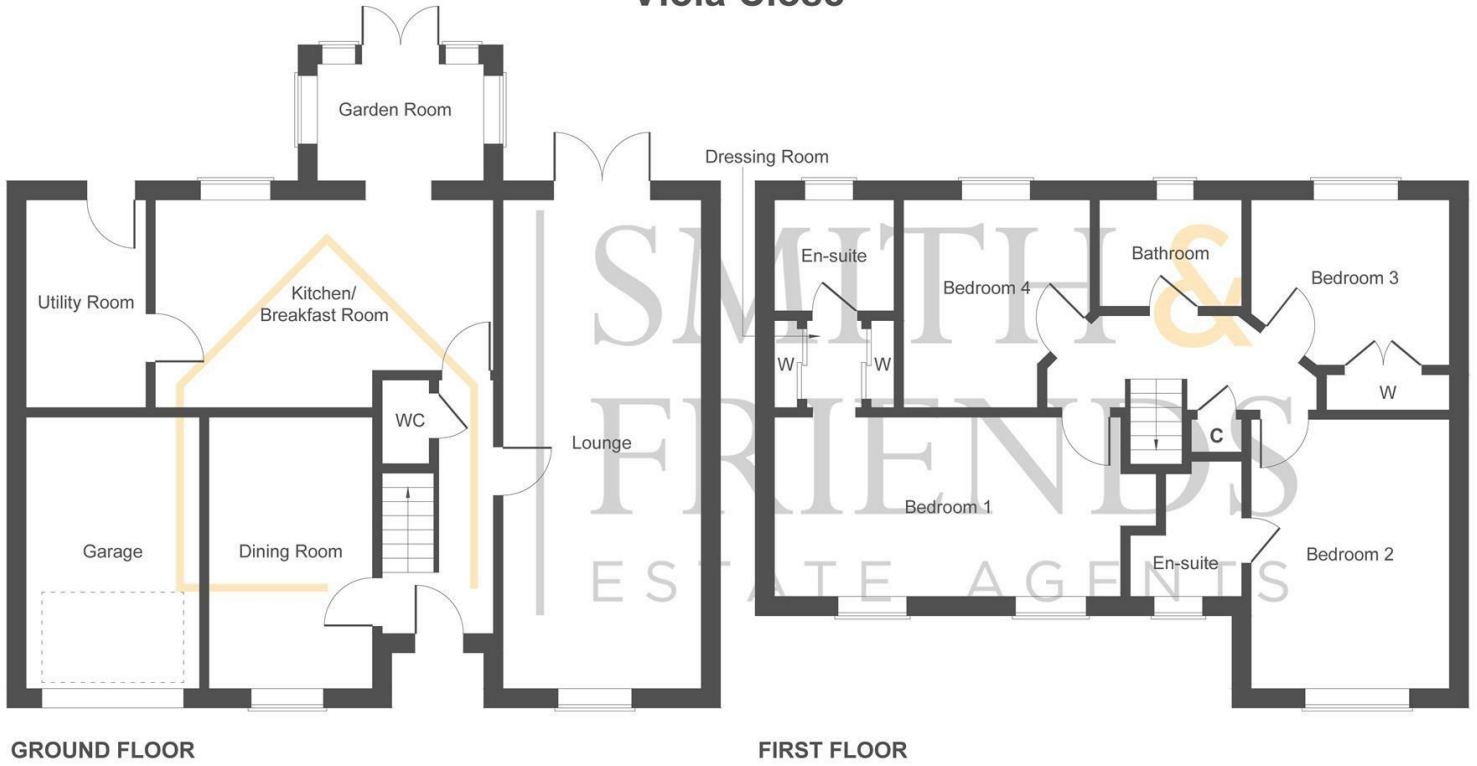
White and chrome suite with panelled bath, pedestal wash hand basin and low level WC. Co ordinated tiled walls and flooring, radiator and uPVC DG window.

EXTERNALLY

Beautiful south facing rear garden that is mainly laid to lawn with well stocked borders and paved patio areas. The open plan front garden is laid to lawn with a double driveway leading to the integral garage .



Viola Close



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. We 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 | | 77 | 84 |
| (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 | |

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS