



**\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** A rarely available and much loved **FOUR BEDROOM** detached property occupying a pleasant position on Wisbech Close in the popular Fens Estate. The home offers spacious and well proportioned accommodation, with **TWO RECEPTION ROOMS** and features an impressive upgraded kitchen, whilst further benefits include gas central heating, uPVC double glazing and alarm system. An internal viewing comes recommended, with a layout that briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, two generous reception rooms make it ideal for family requirements, whilst the kitchen/breakfast room is fitted with an attractive range of units, granite worktops and integrated appliances. The rear lobby incorporates an integral door to the garage and side access. To the first floor are four bedrooms and the modern family bathroom which features a three piece white suite and chrome fittings. Externally are gardens to the front and rear, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden enjoys a high degree of privacy backing onto an open green and fields to the rear. The property enjoys a pleasant outlook towards Greatham Beck from the front and side elevation.

**Wisbech Close, Hartlepool, TS25 2LW**

**4 Bedroom - House - Detached**

**£250,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**





## GROUND FLOOR

### ENTRANCE PORCH

3'4 x 5'9 (1.02m x 1.75m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, tiled flooring, uPVC double glazed window to the side aspect, double glazed patio door to the entrance hall.

### ENTRANCE HALL

19'6 x 6'3 (5.94m x 1.91m)

A spacious entrance hall which incorporates a spindled staircase to the first floor, two useful under stairs storage cupboards, coving and inset spotlights to ceiling, convector radiator, access to:

### GUEST CLOAKROOM/WC

6'6 x 3'11 (1.98m x 1.19m)

Fitted with a two piece suite comprising: wall mounted wash hand basin with chrome mixer tap, low level WC, tiling to walls and flooring, aluminium framed double glazed window to the side aspect, wall mounted vanity mirror, convector radiator.

### FRONT LOUNGE

16'4 x 11'7 (4.98m x 3.53m)

Attractive stone fire surround, fire recess and display areas, uPVC double glazed bow window to the front aspect, coving to ceiling, wall lights, convector radiator.

### REAR RECEPTION ROOM

12'11 x 11'5 (3.94m x 3.48m)

uPVC double glazed French doors to the rear garden with matching side screens, modern 'laminated' effect flooring, coving to ceiling, convector radiator.

### KITCHEN/BREAKFAST ROOM

9'9 x 14'5 (2.97m x 4.39m)

Fitted with an attractive range of 'shaker' style units to base and wall level with complementing granite worktops and matching splashback incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, built-in electric double oven with separate five ring gas hob and extractor hood over, integrated fridge and separate freezer, integrated washer/dryer, three drawer base unit, down lighting to eye-level units, useful breakfast bar area, modern laminate flooring, two uPVC double glazed windows looking out to the rear garden, inset spotlighting to ceiling, convector radiator, access to:

### REAR LOBBY

Integral door to the rear garden, uPVC double glazed door to the side.

## FIRST FLOOR

### LANDING

Built-in double airing cupboard, uPVC double glazed window to the side aspect, coving to ceiling, hatch to part boarded loft space ideal for storage with access ladder, light and power points.

### BEDROOM ONE

13'1 x 10'1 (3.99m x 3.07m)

uPVC double glazed window overlooking the rear garden, built-in double wardrobe with overhead storage space, single radiator.

### BEDROOM TWO

10'9 x 11' (3.28m x 3.35m)

uPVC double glazed window to the front aspect, fitted wardrobes, coving and spotlighting to ceiling, single radiator.

### BEDROOM THREE

10'8 x 7'2 (3.25m x 2.18m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, coving to ceiling, single radiator.

### BEDROOM FOUR

10'2 x 5'10 (3.10m x 1.78m)

Built-in storage cupboard/wardrobe, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.





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**FAMILY BATHROOM/WC**  
**5'6 x 7'9 (1.68m x 2.36m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps and vanity mirror over, close coupled WC, attractive tiling to walls, 'tile' effect laminate flooring, uPVC double glazed window to the side aspect, extractor fan, convector radiator.

**EXTERNALLY**

The property occupies a pleasant position with a part lawned front garden. A block paved driveway provides useful off street parking and leads to the integral garage. The enclosed rear garden incorporates a generous lawn with established border and a high degree of privacy.

**INTEGRAL GARAGE**

**16'7 x 7'11 (5.05m x 2.41m)**

Accessed via electric roller door to the front, integral door from the rear lobby, Worcester gas central heating boiler, overhead storage space, light and sockets.

**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.



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Approximate total area<sup>(1)</sup>  
1349.47 ft<sup>2</sup>  
125.37 m<sup>2</sup>

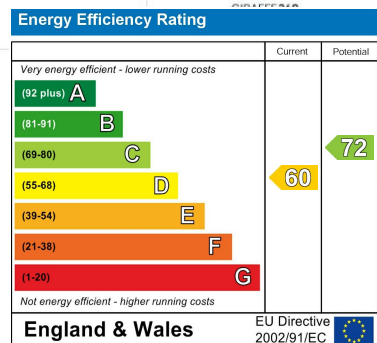
Reduced headroom  
0.2 ft<sup>2</sup>  
0.02 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is 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.

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