



**Wooler Road, TS26 0DR**  
**5 Bed - House - Link Detached**  
**£565,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: E**



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ESTATE AGENTS



# Wooler Road Hartlepool TS26 0DR

A unique FIVE BEDROOM detached residence set back from Wooler Road with truly exceptional and beautifully extended accommodation ideal for family requirements. The home occupies a substantial plot, measuring over a quarter of an acre with private and secure grounds featuring a courtyard style frontage, ample off road parking, triple length garage with entertainment room behind and superb rear garden. Significantly upgraded, cleverly reworked and tastefully appointed throughout, with a versatile layout which incorporates large bedrooms, multiple reception rooms, two bathrooms and two en-suites shower rooms. An internal viewing is a must to appreciate the combined internal (over 3000 sq ft) external space, finish, location and further potential on offer.

The full layout briefly comprises: to the ground floor, welcoming entrance hall with turned stairs to the first floor, generous family lounge, home gym (potential ground floor bedroom), separate home study/office, ground floor bathroom, additional sitting room, stunning rear extension with sitting and dining space, large kitchen/breakfast room, useful utility room and guest WC. To the first floor are four large bedrooms, with a superb master suite and luxurious en suite, bedroom two is served by a further en-suite shower room and links to a large dressing room which could easily be used a fifth bedroom. The remaining bedrooms are served by the family bathroom which includes a Jacuzzi style bath.

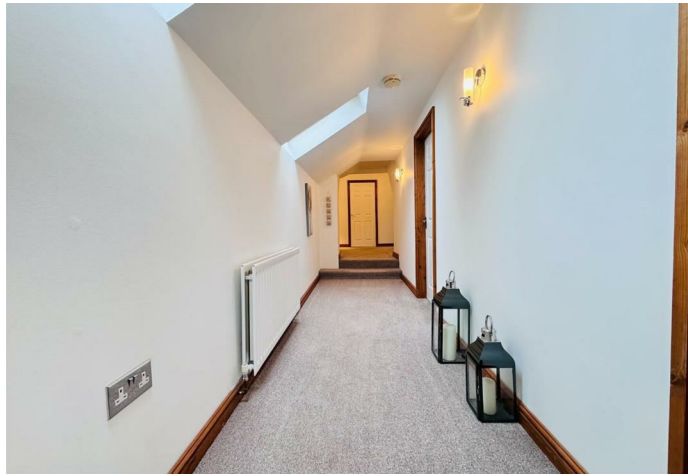
Externally the property is set back from the road with remote gates and archway into the courtyard style front, allowing ample off road parking and round to the triple length garage with inspection pit and personal door into a large entertainment room. The fully enclosed rear garden offers an enviable place for family and friends with extensive lawn, beautifully established borders, patio areas and pergola with hot tub and external sauna included. Attractively rendered and further boasting energy efficient uPVC windows.



















## GROUND FLOOR

### ENTRANCE HALL 10' x 16'6 (3.05m x 5.03m)

Accessed via double glazed composite entrance door, attractive oak flooring, turned spindled staircase to the first floor with fitted carpet and useful cloaks cupboard below, double radiator, double glazed internal doors to:

### GENEROUS FAMILY LOUNGE 21' x 16'4 (6.40m x 4.98m)

Offering a good degree of natural light with three uPVC double glazed windows, modern fire surround with an inset electric fire, fitted carpet, coving to ceiling, three radiators, access to:

### HOME GYM / POTENTIAL GROUND FLOOR BEDROOM 12' x 16'7 (3.66m x 5.05m)

uPVC double glazed window looking out to the rear garden, modern laminate flooring, double radiator, access to:

### HOME STUDY / OFFICE 10' x 9'4 (3.05m x 2.84m)

Attractive oak flooring, additional composite entrance door with uPVC double glazed side screens, built-in storage cupboard, double radiator.

### GROUND FLOOR BATHROOM/WC 6' x 9'6 (1.83m x 2.90m)

Fitted with a three piece suite and 'gold' fittings comprising: panelled bath with central mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback and flooring, uPVC double glazed window, single radiator.

### ADDITIONAL RECEPTION ROOM / SITTING ROOM 13' x 16'6 (3.96m x 5.03m)

Two uPVC double glazed feature windows, attractive 'oak' style laminate flooring, beautiful exposed brickwork, modern electric fire, coving to ceiling, double radiator, double doors into:

### REAR SITTING & DINING ROOM EXTENSION 29' x 13'6 (8.84m x 4.11m)

Offering a variety of uses, with stunning views of the gardens via two uPVC double glazed feature windows, with additional uPVC double glazed French doors and matching side windows, four double glazed Velux windows further adding to the natural light on offer, fitted carpet, double radiator.

### SPACIOUS KITCHEN/BREAKFAST ROOM 20' x 16'9 (6.10m x 5.11m)

Fitted with an extensive range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess with Stoves cooking range included, tiling to splashback, illuminated three speed extractor hood over, space for free standing fridge/freezer, matching island with granite top, tiled flooring, uPVC double glazed window, uPVC double glazed arched French doors to the 'courtyard' style frontage, inset spotlights to ceiling, double radiator.

### USEFUL UTILITY ROOM 8' x 4'1 (2.44m x 1.24m)

Fitted worktop with space below for appliances including plumbing for washing machine and space for tumble dryer, wall mounted Potterton gas central heating boiler, heated towel radiator, tiled flooring, double glazed composite door to the rear garden, access to:

### GUEST CLOAKROOM/WC 4' x 2'8 (1.22m x 0.81m)

Fitted with a low level WC in white, matching tiled flooring, extractor fan.

### FIRST FLOOR: LANDING

Three double glazed Velux windows, fitted carpet, two double radiators, modern fitted wall lights, access to:

### MASTER SUITE 14' x 16'9 (4.27m x 5.11m)

A generous master suite, the bedroom area incorporating a double glazed 'Velux' style window, fitted carpet, convactor radiator.

### DRESSING AREA 11' x 9'3 (3.35m x 2.82m)

Wall to wall wardrobes with modern sliding doors, large wall mounted vanity mirror, fitted carpet, additional double glazed 'Velux' style window.

### EN-SUITE AREA 8' x 16'9 (2.44m x 5.11m)

A beautiful open en-suite which incorporates a walk-in dual aspect shower with chrome overhead shower and separate attachment, protective glass screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, close coupled WC, tiling to shower splashback and floor, additional carpeted area, additional double glazed Velux window, two chrome heated towel radiators.

### BEDROOM TWO 12' x 11'6 (3.66m x 3.51m)

uPVC double glazed window, fitted carpet, double radiator, access to dressing room and en-suite.

### SECOND EN-SUITE 7' x 6'4 (2.13m x 1.93m)

Fitted with a modern three piece suite and chrome fittings comprising: shower enclosure with chrome frame, glass panelled sliding door and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity unit below, wall mounted vanity mirror above, low level WC, panelling to shower splashback, extractor fan, inset spotlights to ceiling, uPVC double glazed window, chrome heated towel radiator.

### DRESSING ROOM / POTENTIAL FIFTH BEDROOM 9' x 11'4 (2.74m x 3.45m)

Offering a variety of uses with the original door to the landing, uPVC double glazed window, fitted carpet, double radiator.

### BEDROOM THREE 11' x 9'6 (3.35m x 2.90m)

LONG ENTRANCE into the bedroom with useful storage cupboard, uPVC double glazed window, fitted carpet, single radiator; BEDROOM AREA: built-in wardrobes, uPVC double glazed window, fitted carpet, single radiator.

### BEDROOM FOUR 14' x 9'8 (4.27m x 2.95m)

uPVC double glazed window, fitted wardrobes with matching drawers, fitted carpet, single radiator.

### FAMILY BATHROOM/WC 9' x 9'10 (2.74m x 3.00m)

Featuring a three piece suite incorporating a Jacuzzi style bath with mixer tap over, pedestal wash hand basin with modern mixer tap, close coupled WC, tiling to splashback, uPVC double glazed window, double radiator.

### EXTERNALLY

The home is set back from Wooler Road, with access via an arched entrance and secure electronic gates. The paved 'courtyard' style frontage allows ample off road parking which continues alongside the property to the garage. The stunning enclosed rear garden offers an enviable place for entertaining family and friends, with an extensive lawn, established boundary, patio areas, pergola, hot tub and external sauna included.

### TRIPLE LENGTH GARAGE 11' x 33'7 (3.35m x 10.24m)

Accessed via an up and over door, large inspection pit, exposed beams, lighting, sockets, steel door into the entertainment room.

### EXTERNAL ENTERTAINMENT ROOM 11' x 30'9 (3.35m x 9.37m)

Personal door from the garage, additional personal door opening to the rear garden, exposed beam ceiling, carpet, lighting and various sockets.

### NB

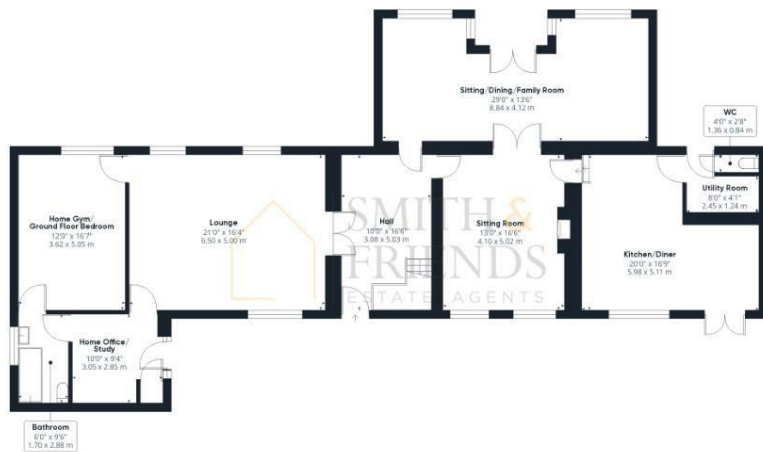
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



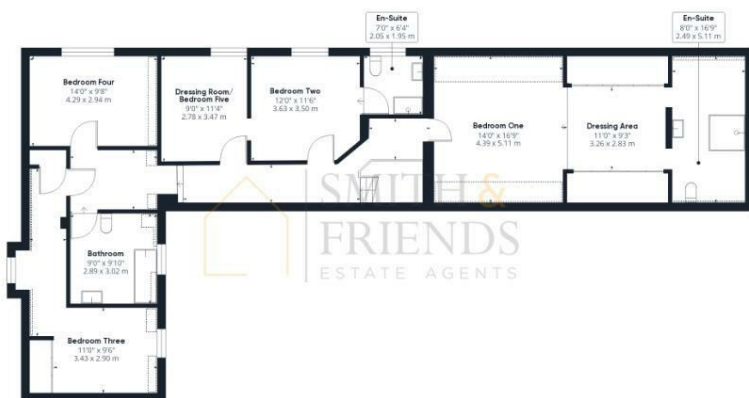








Ground Floor Building 1



Floor 1 Building 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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

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.

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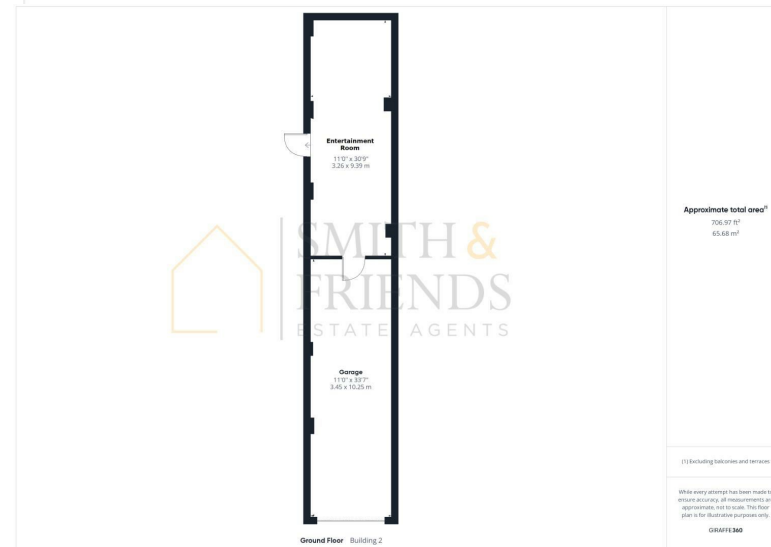
Approximate total area<sup>(1)</sup>  
 3299.68 ft<sup>2</sup>  
 306.55 m<sup>2</sup>  
 Reduced headroom  
 105.81 ft<sup>2</sup>  
 9.83 m<sup>2</sup>

(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.

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Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 706.97 ft<sup>2</sup>  
 65.68 m<sup>2</sup>

(1) Excluding balconies and terraces

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