



A modern FOUR BEDROOM detached property located on the popular Bishop Cuthbert estate. The home offers spacious, well proportioned and extended accommodation, ideal for family requirements with TWO RECEPTION ROOMS and a generous extended kitchen/diner. The home is warmed by gas central heating, features uPVC double glazing and alarm system. An internal viewing comes recommended to appreciate the space on offer with a layout which briefly comprises: entrance hall, guest cloakroom/WC, bay fronted lounge, extended rear reception room with 'Inglenook' style fireplace and cast iron multi-fuel stove, generous kitchen/diner fitted with a range of 'oak' style units, granite worktops and French doors to the rear garden. A useful utility room with integral door to the garage completes the ground floor accommodation. To the first floor are four bedrooms, the larger three bedrooms benefitting from built-in wardrobes, the master with modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom which incorporates a three piece suite with 'Jacuzzi' bath and inset television. Externally is a low maintenance block paved front allowing ample off street parking, whilst leading to the garage. The enclosed rear garden offers a good degree of privacy, with lawn and patio areas. Guillemot Close is located in a popular part of Bishop Cuthbert with access via Moorhen Road.

**Guillemot Close, Hartlepool, TS26 0RF**

**4 Bedroom - House - Detached**

**£310,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**



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## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, spindled staircase to the first floor with newel post, attractive Kardean flooring, coving to ceiling, convector radiator, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner wash hand basin with chrome dual taps, low level WC, part tiling to walls, extractor fan, convector radiator.

### FRONT LOUNGE

**17'1 x 10'7 (5.21m x 3.23m)**

uPVC double glazed bay window to the front aspect, attractive oak flooring, coving to ceiling, double radiator to bay, double doors into the rear reception room.,



### EXTENDED REAR RECEPTION ROOM

**18'9 x 10'9 (5.72m x 3.28m)**

Impressive 'Inglenook' style fireplace with cast iron multi-fuel stove, uPVC double glazed French doors with matching side screens to the rear garden, fitted carpet, coving to ceiling, attractive 'column' style radiator.



### EXTENDED KITCHEN/DINER

**18'11 x 12'0 (5.77m x 3.66m)**

Fitted with a quality range of 'oak' style units to base and wall level with granite worktops and matching splashback incorporating an inset stainless steel sink with modern spray mixer tap, recess for cooking range with brushed stainless steel splashback, recess for 'American' style fridge/freezer, recess with dishwasher included, uPVC double glazed French doors with matching side screens to the rear garden, Kardean flooring, coving and inset spotlighting to ceiling, wall mounted television point, double radiator, access to:

### UTILITY ROOM

**5'10 x 4'6 (1.78m x 1.37m)**

Fitted worktop with space below for washing machine and dryer, double glazed side door, integral door to the garage.

## FIRST FLOOR

### LANDING

Storage cupboard with hot water tank, fitted carpet, coving to ceiling, hatch to loft space, access to:

### BEDROOM ONE

**11'6 x 11'6 (3.51m x 3.51m)**

uPVC double glazed window to the front aspect, built-in wardrobes with sliding doors, fitted carpet, coving to ceiling, convector radiator.



### EN-SUITE SHOWER ROOM

**6'1 x 5'4 (1.85m x 1.63m)**

Fitted with a modern three piece suite comprising: corner shower enclosure, wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiling to splashback and flooring, uPVC double glazed window to the front aspect, extractor fan, convector radiator.

### BEDROOM TWO

**11'0 x 8'6 (3.35m x 2.59m)**

uPVC double glazed window to the front aspect, mirror fronted sliding wardrobes, television recess, fitted carpet, coving to ceiling, convector radiator.



### BEDROOM THREE

**11'5 x 8'6 (3.48m x 2.59m)**

uPVC double glazed window overlooking the rear garden, built-in wardrobe with sliding doors, fitted carpet, coving to ceiling, convector radiator.

### BEDROOM FOUR

**8'3 x 7'2 (2.51m x 2.18m)**

uPVC double glazed window to the rear aspect, storage cupboard/wardrobe, fitted carpet, coving to ceiling, single radiator.



### FAMILY BATHROOM

**6'10 x 6'9 (2.08m x 2.06m)**

Fitted with a three piece suite and chrome fittings comprising: 'Jacuzzi' bath with shower attachment and inset T.V., wash hand basin with vanity cabinet below, wall mounted vanity mirror above with display shelving, concealed WC with matching back and vanity area above, tiling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

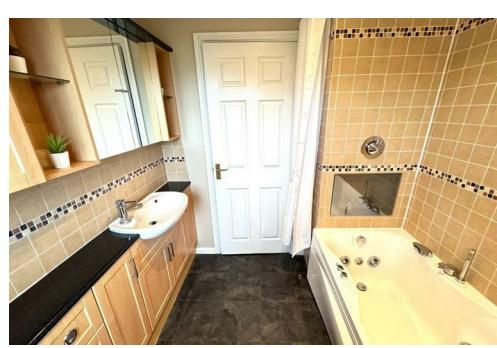
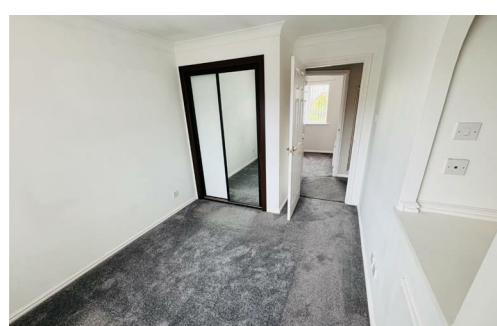
**EXTERNALLY**

The property features a low maintenance block paved front allowing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which incorporates decking, pebbled, block paved and lawned areas, with a storage area to the side and log store.

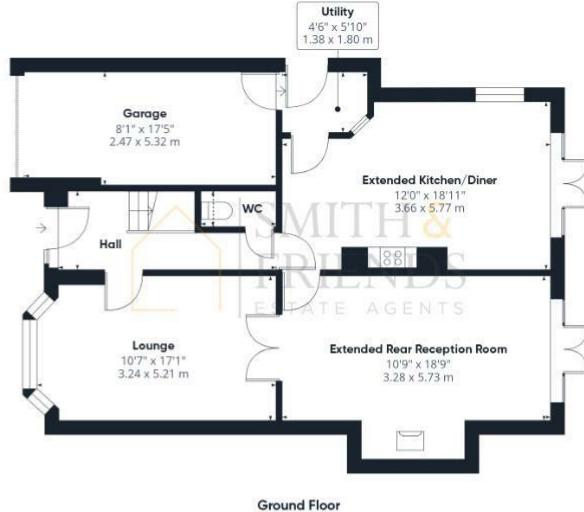
**INTEGRAL GARAGE**

**17'5 x 8'1 (5.31m x 2.46m)**

Accessed via an up and over door to the front, integral door from the utility room, light and sockets.



# Guillemot Close, Hartlepool, TS26 0RF



Approximate total area<sup>(1)</sup>

1407 ft<sup>2</sup>

130.8 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

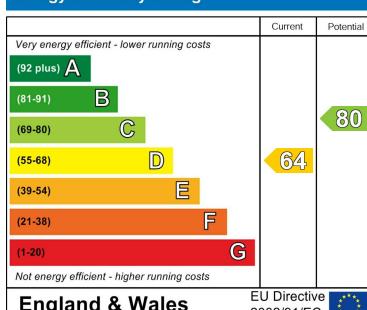
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating



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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