



**\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** A rarely available **THREE BEDROOM** detached property on Honeysuckle Close in a popular part of the Bishop Cuthbert estate. Built by builders Bellway to the Somerton style, with accommodation ideal for family requirements. The home features two reception rooms, a modern refitted kitchen, useful utility room and guest WC. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor, spacious dual aspect lounge with French doors opening to the rear garden, separate dining/sitting room which links to the kitchen and through to the utility room. A useful guest cloakroom/WC completes the ground floor and to the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, the master also benefitting from a modern en-suite shower room, whilst bedrooms two and three are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with a driveway to the side of the property providing useful off street parking, whilst leading to the garage. The generous enclosed rear garden has lawn and patio areas, ideal for entertaining. Honeysuckle Close is situated off Bluebell Way.

**Honeysuckle Close, Hartlepool, TS26 0RW**

**3 Bedroom - House - Detached**

**£199,500**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed entrance door, fitted with laminate flooring, staircase to the first floor, double radiator, access to:

### DUAL ASPECT LOUNGE

19'4 x 10'1 (5.89m x 3.07m)

A generous dual aspect lounge with uPVC double glazed window to the front aspect and uPVC double glazed French doors opening to the rear garden, fitted carpet, television point, single radiator.



### SEPARATE DINING ROOM/RECEPTION ROOM

10'8 x 10'6 (3.25m x 3.20m)

Modern laminate flooring, useful under stairs storage cupboard, uPVC double glazed window to the front aspect, single radiator, access to:

### UPGRADED KITCHEN

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

Fitted with an attractive range of grey units to base and wall level with complementing work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, tiling to splashback, matching tiled flooring, uPVC double glazed window to the rear aspect, single radiator, access to utility room.



### UTILITY ROOM

5'4 x 5'3 (1.63m x 1.60m)

Plumbing for washing machine, space for free standing fridge/freezer, Main gas central heating boiler, matching tiled flooring, double glazed door to the rear garden, extractor fan, single radiator.



### GUEST WC

Fitted with a two piece white suite comprising: corner wash hand basin with dual taps, low level WC, tiling to splashback and flooring, single radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space, access to:

### BEDROOM ONE

10'11 x 9'5 (3.33m x 2.87m)

A good size master bedroom which benefits from a built-in double wardrobe, uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to:



### EN-SUITE SHOWER ROOM/WC

7'2 x 4'8 (2.18m x 1.42m)

Fitted with a three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome overhead shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling and panelling to splashback areas, uPVC double glazed window to the side aspect, single radiator.

### BEDROOM TWO

11'9 x 10'9 (3.58m x 3.28m)

Built-in double wardrobe, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.



### BEDROOM THREE

11'8 x 7'6 (3.56m x 2.29m)

uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

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**FAMILY BATHROOM/WC**

9'4 x 4'10 (2.84m x 1.47m)

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

**EXTERNALLY**

The property features a low maintenance, part lawned front garden, with a driveway to the side of the property providing useful off street parking, whilst leading to the attached garage. A gate to the side leads through to the enclosed rear garden which is generous in size, with a large patio area, lawn, fenced boundaries and includes a useful storage shed.

**GARAGE**

Accessed via a roller door to the front, personal door from the rear garden, light, power points, overhead storage space.

**NB**

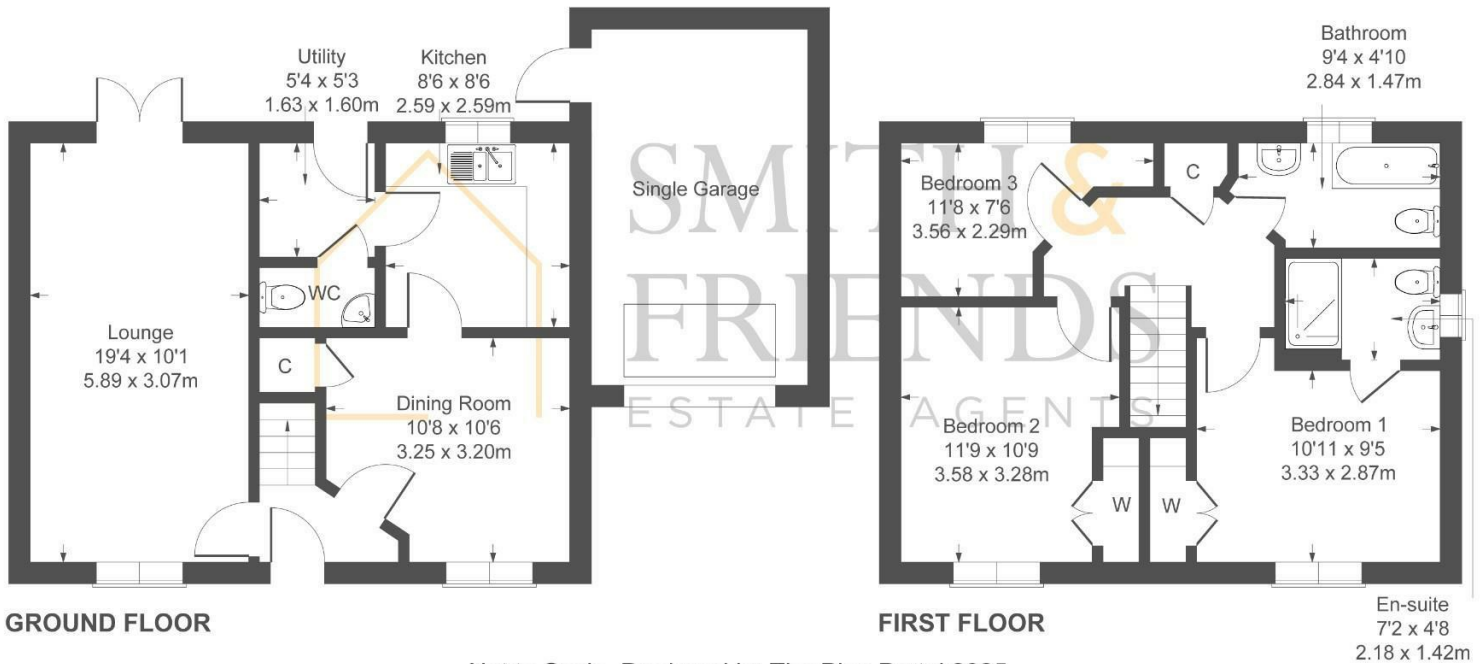
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Honeysuckle Close

Approximate Gross Internal Area  
963 sq ft - 89 sq m  
Excluding Garage



Not to Scale. Produced by The Plan Portal 2025  
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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