

Rosebay Close, Bishop Cuthbert, Hartlepool, TS26 0ZL
4 Bed - House - Detached
£260,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold

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Rosebay Close, Bishop Cuthbert, TS26 0ZL

An impressive four bedroom detached home offering modern, well presented accommodation, enhanced by a rear garden room extension and a thoughtful garage conversion providing an additional reception room. Ideally suited to family living, the property benefits from landscaped gardens, off street parking, gas central heating and uPVC double glazing.

The accommodation briefly comprises: an entrance vestibule with stairs to the first floor, a generous front lounge and a spacious open plan kitchen/diner leading through to the garden room. A useful utility room, guest cloakroom/WC and versatile additional reception room complete the ground floor. Upstairs are four good size bedrooms, an en-suite and a modern family bathroom.

Externally, an open plan lawned front garden sits alongside a driveway providing off street parking. The landscaped rear garden offers lawn and patio areas, with a useful storage shed included.

Rosebay Close is situated off Celandine Gardens within a popular part of the Bishop Cuthbert Estate. Internal viewing is highly recommended.

GROUND FLOOR

ENTRANCE
Accessed via double glazed composite entrance door, staircase to the first floor with fitted carpet, single radiator, access to:

LOUNGE
11'2 x 15'9 (3.40m x 4.80m)
A good size family lounge with uPVC double glazed window to the front aspect, fitted carpet, single radiator, glazed double doors through to the kitchen/diner.

OPEN PLAN KITCHEN/DINER
18'7 x 10'1 (5.66m x 3.07m)

DINING AREA
Attractive 'oak' style flooring, double radiator, archway through to the garden room.

KITCHEN AREA
Fitted with a modern range of gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern spray mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, attractive tiling to splashback, under stairs storage cupboard, uPVC double glazed window to the rear aspect, inset spotlights to the ceiling, access to the utility room.

GARDEN ROOM
8'8 x 11'7 (2.64m x 3.53m)
Attractive 'oak' style flooring, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, four double glazed 'Velux' style windows and inset spotlights to the ceiling, wall mounted television point, convector radiator.

UTILITY ROOM
5'2 x 7' (1.57m x 2.13m)
Fitted worktop with space below for washing machine and tumble dryer, concealed gas central heating boiler, worktop and tiled splashback, uPVC double glazed door to the side, access to the guest cloakroom and converted garage.

CONVERTED GARAGE
8'8 x 15'4 (2.64m x 4.67m)
Currently used as an additional sitting room with uPVC double glazed window to the front aspect, fitted carpet, wall mounted television point, convector radiator.

GUEST CLOAKROOM/WC
5'3 x 3' (1.60m x 0.91m)
Fitted with a modern two piece white suite comprising: corner wash hand basin with dual taps and tiled splashback, close coupled WC, uPVC double glazed frosted window to the rear aspect, single radiator.

FIRST FLOOR; LANDING
6'10 x 6'3 (2.08m x 1.91m)
Fitted carpet, hatch to loft space, built-in storage cupboard, access to bedrooms and bathroom.

BEDROOM ONE
11'2 x 10'5 (3.40m x 3.18m)
Modern built-in wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

EN-SUITE
6'9 x 6' (2.06m x 1.83m)
Fitted with a modern three piece suite and chrome fittings comprising: single corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed frosted window to the side aspect, extractor fan, single radiator.

BEDROOM TWO
9'3 x 12'2 (2.82m x 3.71m)
uPVC double glazed French doors opening to a pleasant balcony, laminate flooring, convector radiator.

BEDROOM THREE
9'2 x 9'6 (2.79m x 2.90m)
uPVC double glazed window to the rear aspect, laminate flooring, single radiator.

BEDROOM FOUR
7'1 x 9'6 (2.16m x 2.90m)
uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BATHROOM/WC
6'10 x 6'3 (2.08m x 1.91m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed frosted window to the rear aspect, extractor fan, heated towel radiator.

EXTERNALLY
The property features an open plan front garden which is part lawned with a driveway providing useful off street parking. A gate to the side leads through to the enclosed rear garden which has been landscaped with patio area, lawn and includes a useful storage shed.

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.













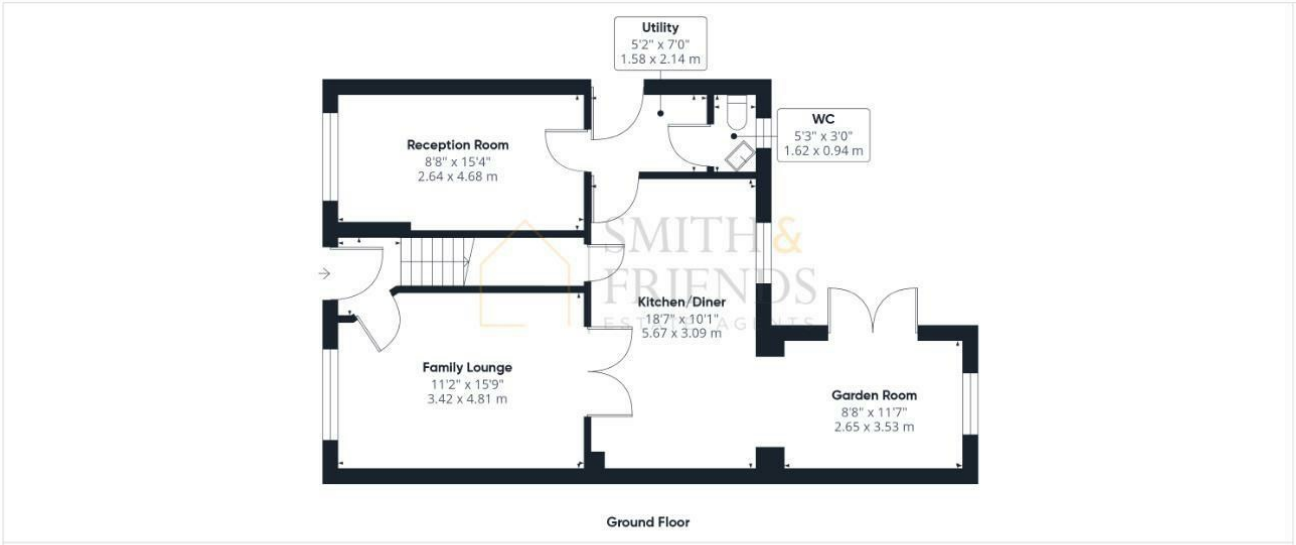


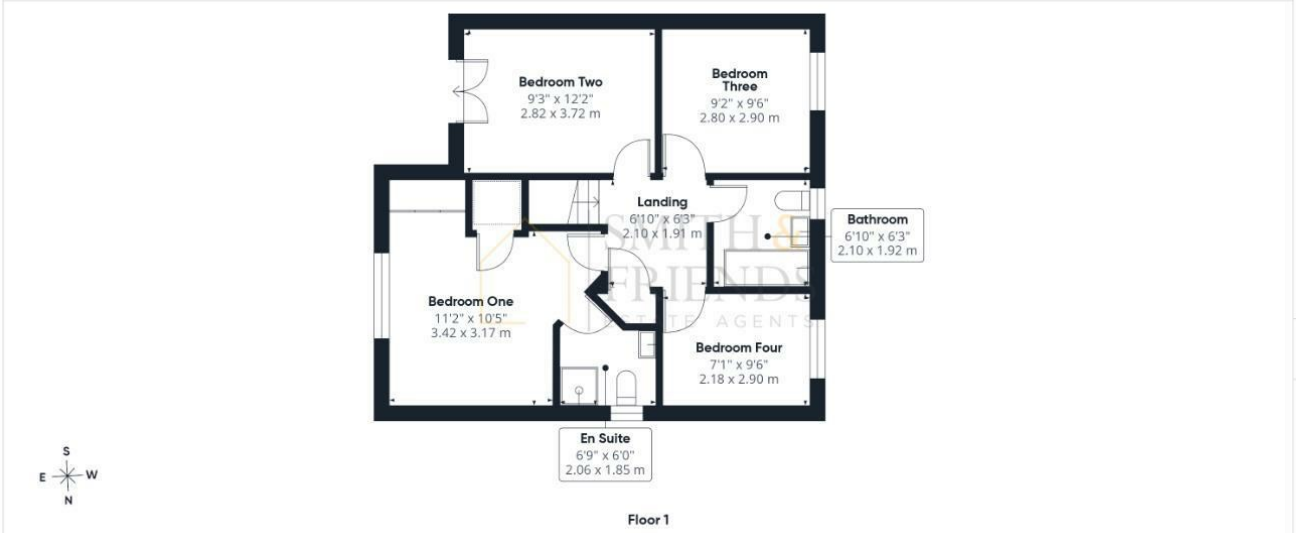












Approximate total area(1)

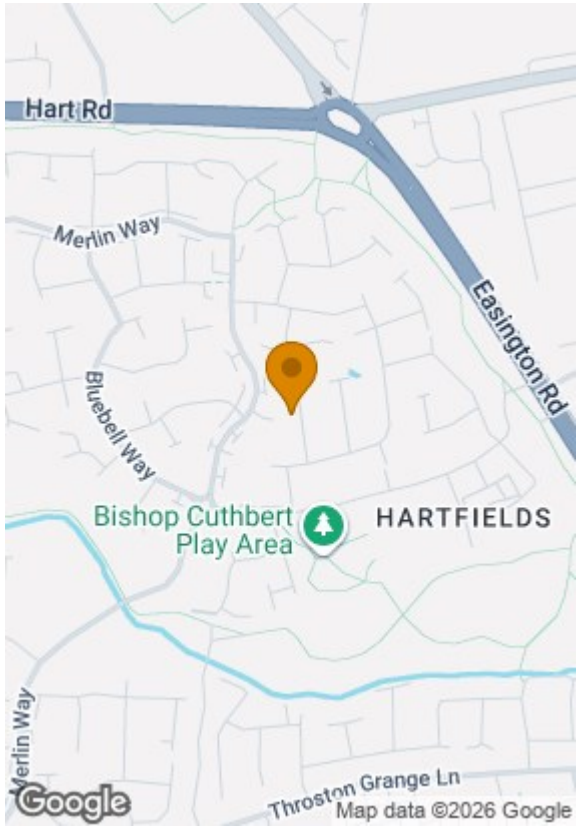
1254 ft²

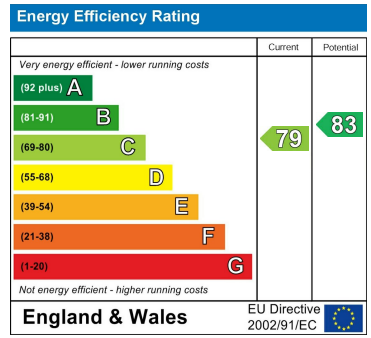
116.6 m²

(1) Excluding balconies and terraces

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

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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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