



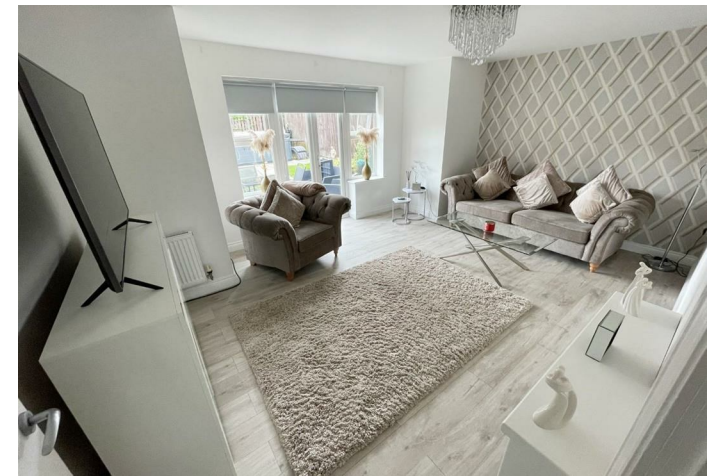
Watercress Close, Bishop Cuthbert, TS26 0QY
5 Bed - House - Detached
No Offers £300,000

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

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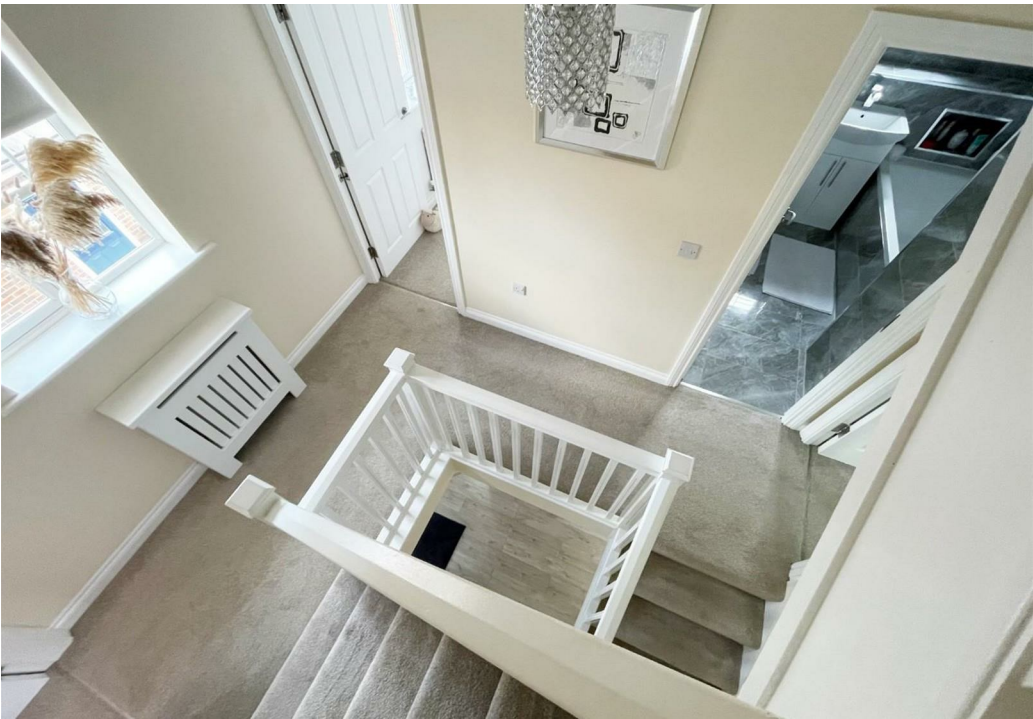
Watercress Close Bishop Cuthbert, TS26 0QY

A beautifully upgraded FIVE BEDROOM detached property situated in a pleasant tucked back position on Watercress Close in a popular part of the Bishop Cuthbert estate. The home occupies a generous plot with gardens to three sides, whilst offering an impressive refitted and upgraded kitchen, bathroom and en-suite shower room. The spacious accommodation is spread over three floors, with the benefit of two reception rooms and further features gas central heating, uPVC double glazing and alarm system. The internal layout comprises: entrance hall with stairs to the first floor and access to both reception rooms, the generous rear lounge incorporating French doors to the garden, the kitchen is fitted with modern units to base and wall level with a range of integrated appliances. A useful utility room and guest cloakroom/WC complete the ground floor, whilst to the first floor are three good sized bedrooms, the master with access to the en-suite shower room, and a stunning family bathroom. To the second floor are a further two bedrooms. Externally is a low maintenance block paved front providing ample off street parking, whilst leading to the DOUBLE GARAGE. A useful storage area to the rear of the garage and side garden with planning permission leads through to the rear garden. Proposed plans for the side extension can be provided and are available to view on Hartlepool Borough Council website - Reference number H/2020/0309.











GROUND FLOOR

ENTRANCE HALL

An inviting entrance hall accessed via double glazed composite entrance door, fitted with modern laminate flooring, turned staircase to the first floor with fitted carpet and useful under stairs storage cupboard, radiator, access to:

REAR LOUNGE

16'10 x 12'6 (5.13m x 3.81m)

A generous family lounge located to the rear of the property with a bay incorporating uPVC double glazed French doors with matching side screens, fitted with modern laminate flooring, television point, convector radiator.

FRONT SITTING ROOM

10'9 x 8'6 (3.28m x 2.59m)

Feature panelled wall, modern laminate flooring, wall mounted television recess with media recess below, uPVC double glazed window to the front aspect, single radiator.

KITCHEN/DINER

15'9 x 9'2 (4.80m x 2.79m)

Refitted with a quality range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer sink unit with bronze mixer tap, built-in electric oven with four ring gas hob above and illuminated three speed 'chimney' style extractor hood over, all finished in brushed stainless steel with attractive tiled splashback, integrated fridge/freezer alongside space for a free standing fridge/freezer, modern laminate flooring, uPVC double glazed windows to the front and side aspects, single radiator, access to:

UTILITY ROOM

5'11 x 4'10 (1.80m x 1.47m)

A useful utility room with fitted worktop and space below for appliances including plumbing for washing machine and space for tumble dryer, tiled splashback, wall mounted Baxi gas central heating boiler, modern laminate flooring, double glazed door to the rear garden, access to ground floor WC.

GROUND FLOOR WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, modern laminate flooring, uPVC double glazed window to the rear aspect, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the front aspect, fitted carpet, turned stairs to the second floor, radiator with cover included, access to:

BEDROOM ONE

12'2 x 9'10 (3.71m x 3.00m)

Two uPVC double glazed windows overlooking the rear garden, fitted carpet, radiator with cover included.

DRESSING AREA / WARDROBE AREA

Wall to wall fitted wardrobes with sliding doors, hanging rails and shelving, fitted carpet, inset spotlighting to ceiling, access to:

EN-SUITE SHOWER ROOM/WC

7'11 x 6'5 (2.41m x 1.96m)

A stunning en-suite shower room with walk-in shower area incorporating an overhead shower with

separate attachment, circular wash hand basin with 'pillar' style mixer tap over, concealed dual flush WC with vanity area above, attractive tiling to walls and flooring, inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, heated towel radiator.

BEDROOM TWO

10'8 x 8'8 (3.25m x 2.64m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM THREE

8'7 x 7'6 (2.62m x 2.29m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BATHROOM/WC

6'6 x 6'2 (1.98m x 1.88m)

Refitted with a stunning three piece white suite and chrome fittings comprising: tiled panelled bath with central chrome mixer tap and shower attachment, vanity recess, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, beautiful tiling to walls and flooring, inset spotlighting to ceiling, uPVC double glazed window to the side aspect, modern mirrored heated towel radiator.

SECOND FLOOR

LANDING

Built-in cupboard, fitted carpet, access to:

BEDROOM FOUR

17'9 x 12'3 (5.41m x 3.73m)

uPVC double glazed 'dormer' style window to the front aspect, double glazed 'Velux' style window to the rear aspect, fitted carpet, single radiator.

BEDROOM FIVE

12'3 x 8'7 (3.73m x 2.62m)

uPVC double glazed 'dormer' style window to the front aspect, double glazed 'Velux' style window to the rear aspect, fitted carpet, single radiator.

OUTSIDE

The property features an extensive block paved area to the front providing ample off street parking, whilst leading to the detached garage. A gate to the side of the property leads through to a generous side area with planning permission, with additional space to the rear of the garage including a useful storage shed. The generous enclosed rear garden incorporates lawn and patio areas, with fenced boundaries. The rear garden enjoys a southerly aspect, meaning it should prove to be a suntrap in the summer months.

DOUBLE GARAGE

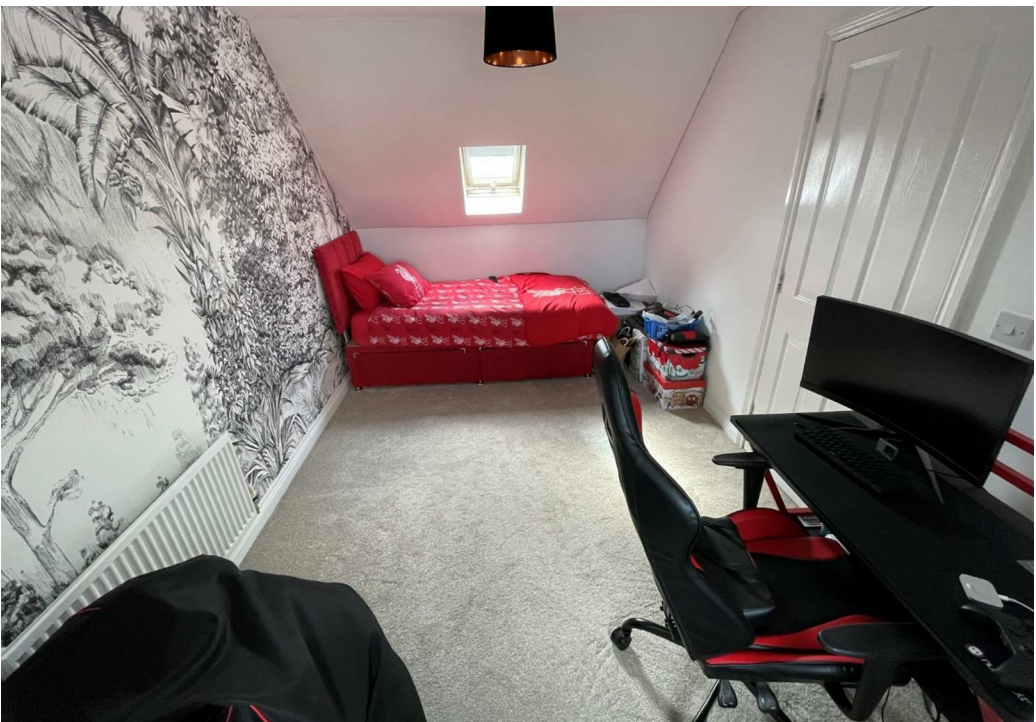
Accessed via an upgraded roller door to the front, personal door from the side, lighting and power points.

NB 1

The property has grant of planning for a generous ground floor extension, dated 28/08/2020. Proposed plans can be found on Hartlepool Borough Council planning portal. Reference number H/2020/0309.

NB 2

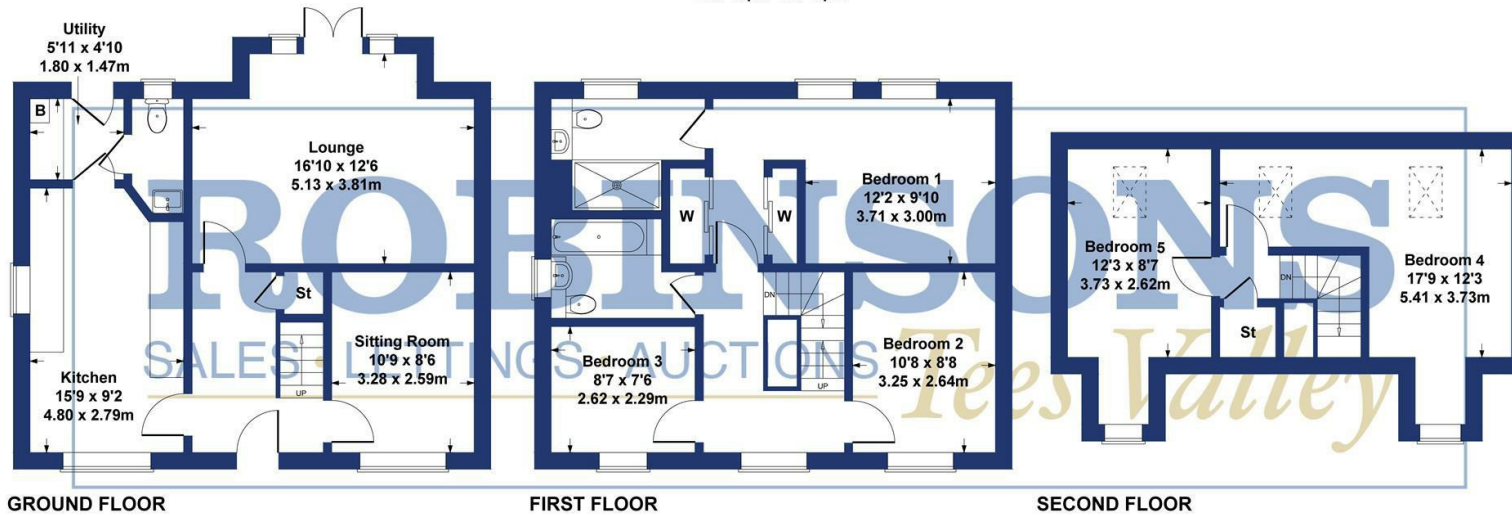
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Watercress Close

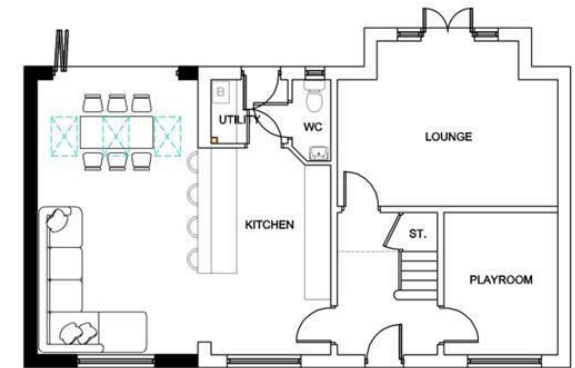
Approximate Gross Internal Area
1497 sq ft - 139 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



PROPOSED GROUND FLOOR PLAN

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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

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