



A modern FOUR BEDROOM detached property on Gooseberry Close in a popular part of the Bishop Cuthbert estate with the benefit of a south facing rear garden. The home offers well proportioned accommodation, with generous bedrooms and a pleasant conservatory extension to the rear. An ideal purchase for family requirements, with further benefits including gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor, generous lounge with double doors through to the modern kitchen/diner which incorporates white gloss units and includes a range of built-in appliances. The conservatory offers a pleasant transition between the home and garden, whilst a useful utility room and guest WC complete the ground floor. To the first floor are four good size bedrooms, the master with modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden, with a block paved driveway in front of the garage providing useful off street parking. The enclosed rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months. Gooseberry Close is situated off Orchid Road.

Gooseberry Close, Hartlepool, TS26 0FH

4 Bedroom - House - Detached

£249,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Gooseberry Close, Hartlepool, TS26 0FH



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door, stairs to the first floor with fitted carpet, convector radiator, access to:

LOUNGE

16' x 11'1" (4.88m x 3.38m)

A generous lounge with uPVC double glazed window to the front aspect, modern laminate flooring, television point, convector radiator, double doors to:

KITCHEN/DINER

10' x 18'4" (3.05m x 5.59m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, white 'brick' style to splashback, integrated dishwasher, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, 'tile' effect vinyl flooring, dining area with uPVC double glazed French doors to the conservatory extension, convector radiator.

CONSERVATORY EXTENSION

11' x 8' (3.35m x 2.44m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, modern laminate flooring.

UTILITY ROOM

7' x 5'1" (2.13m x 1.55m)

Fitted worktop with space below for appliances including plumbing for washing machine and space for dryer, wall mounted Ideal Logic gas central heating boiler, double glazed side door, 'tile' effect vinyl flooring, convector radiator, access to:

GUEST WC

3' x 5'3" (0.91m x 1.60m)

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

FIRST FLOOR

LANDING

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

BEDROOM ONE

10' x 14'4" (3.05m x 4.37m)

A good size master bedroom with uPVC double glazed window to the front aspect, storage cupboard, fitted carpet, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

6' x 4'10" (1.83m x 1.47m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, being full height to shower level, 'tile' effect vinyl flooring, uPVC double glazed window to the side aspect, convector radiator.

BEDROOM TWO

12' x 9'4" (3.66m x 2.84m)

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

BEDROOM THREE

10' x 8'10" (3.05m x 2.69m)

Currently used as a dressing room, with uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM FOUR

9' x 7'8" (2.74m x 2.34m)

Currently used as a home office, with uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

6' x 6'10" (1.83m x 2.08m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, close coupled WC, tiling to splashback, 'tile' effect vinyl flooring, uPVC double glazed window to the rear aspect, convector radiator.



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EXTERNALLY

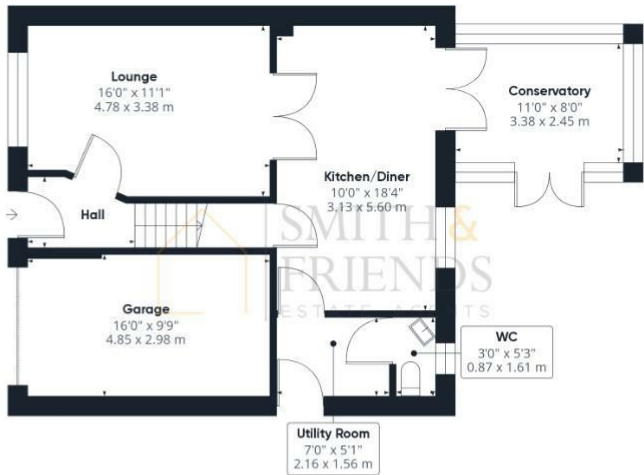
The property features a low maintenance front garden which is part lawned, with a block paved driveway providing useful off street parking in front of the GARAGE. A gate to the side leads through to the enclosed rear garden, with Indian sandstone patio area, lawn and fenced boundaries. The rear garden should prove to be a suntrap in the summer months enjoying a southerly aspect.

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.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1302.65 ft²
121.02 m²

(1) Excluding balconies and terraces

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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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