



**Nuthatch Close, Hartlepool TS26 0RZ**

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## **Nuthatch Close, Hartlepool**

Offered for sale with no onward chain, this impressive four-bedroom detached family home combines spacious modern living with exceptional outdoor entertaining space, including a high-specification luxury garden cabin that offers outstanding versatility.

### **Entrance Hall**

Composite door to front, window to side, radiator, staircase to first floor.

### **Lounge / Dining**

Window to front providing sea views, french doors to conservatory.

### **Kitchen**

Wall and base units with complimentary working surfaces and splashback tiling, inset stainless steel sink/drainage unit with mixer tap, four ring gas hob with built in oven and hood over, plumbing and recess for washing machine, plumbing and recess for dishwasher, space for free standing fridge/freezer, feature downlights, coved cornicing, dual aspect window to rear.

### **Conservatory**

UPVC construction, built on dwarf wall, door to side.

### **Utility Room**

Access to downstairs WC, door to side.

### **Downstairs Wc**

Low level low flush WC, radiator, pedestal wash hand basin.

### **Landing**

Cupboard, coved cornicing, loft, part boarded for storage.

### **Bedroom 1**

Window to front, built in wardrobes, radiator, door leading to en-suite.

### **En-Suite**

Low level low flush WC, window to front, shower cubicle, vanity wash hand basin, tiled flooring, tiled

walls.

### **Bedroom 2**

Window to front, built in wardrobes, radiator.

### **Bedroom 3**

Window to rear, coved cornicing, radiator, spotlights.

### **Bedroom 4**

Window to rear, coved cornicing, radiator, spotlights.

### **Bathroom**

Low level low flush WC, bath with mixer tap and shower over, pedestal wash hand basin, chrome heated towel rail.

### **Front Garden**

Lawned area to sides, driveway leading to single garage.

### **Rear Garden**

Perfect for hosting, patio area, BBQ area, luxury garden cabin complete with bar.

### **Garage**

Power and lighting.

### **Property Features**

CCTV cameras and alarmed.

### **Agents Notes**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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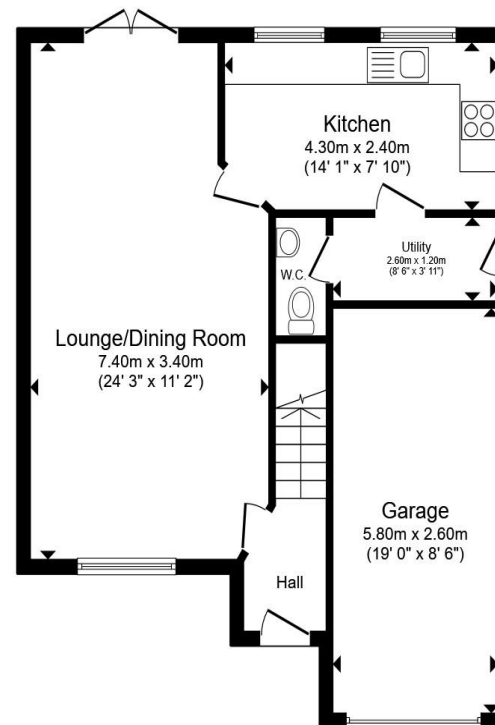
## Nuthatch Close, Hartlepool

- NO ONWARD CHAIN
- CONSERVATORY
- LUXURY GARDEN CABIN
- FRONT&REAR GARDENS
- DRIVEWAY&SINGLE GARAGE

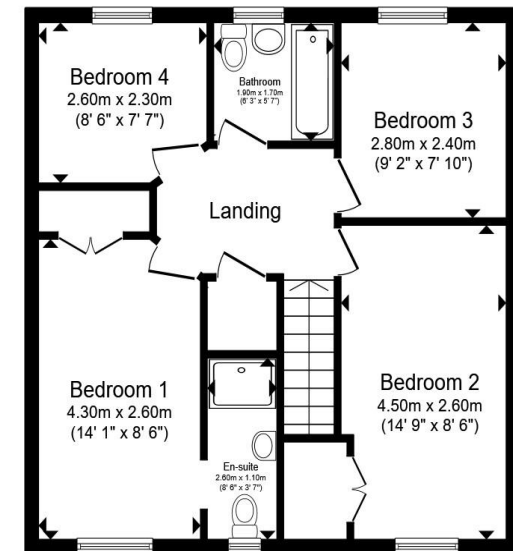
Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£250,000**



**Ground Floor**



**First Floor**

Total floor area 116.0 m<sup>2</sup> (1,249 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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