



**Hawksbit Close, Hartlepool, TS27 3DF**

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## **Hawksbit Close, Hartlepool**

Situated on the sought-after Hartwell Park development, this ultra-modern three-bedroom semi-detached home offers stylish and well-planned accommodation, ideal for first-time buyers, young families, and downsizers alike.

### **Entrance Hallway**

Entered via a composite glazed door into the entrance hallway, radiator, laminate flooring, door leading to the lounge and downstairs wc.

### **Downstairs Wc**

Concealed cistern low level low flush wc, wall mounted wash hand basin with mixer tap and tiled splashback, tiled flooring, extractor fan.

### **Lounge**

Bright and airy, UPVC double glazed window to front, 2 radiators, laminate flooring, TV point, understairs storage cupboard, stairs leading to first floor, door leading into kitchen/ diner.

### **Kitchen/ Diner**

Spans across the width of the property, great size, laminate flooring, space for dining table, radiator, UPVC double glazed French doors leading onto rear garden, good range of wall and base units with complimentary wood effect working surfaces and matching upstands, inset electric four ring hob with a splashback and a stainless steel extractor over, inset electric double oven with grill, white inset 1 1/2 bowl sink/ drainer with mixer tap, integrated fridge, integrated freezer, plumbing and recess for washing machine, spotlights to ceiling, plumbing and recess for dishwasher.

### **Landing**

Stairs from lounge, loft hatch access, doors leading to all principal rooms.

### **Bedroom 1**

UPVC double glazed window to rear, radiator, built in storage cupboard over the bulk head, door leading to the en suite/ shower room.

### **En Suite/ Shower Room**

UPVC double glazed window to the side, vinyl flooring, radiator, concealed cistern low level low flush wc, wash hand basin with mixer tap, shower cubicle with rainfall shower head and hand held attachment, tiled walls around the shower, spotlights to ceiling, extractor fan.

### **Bedroom 2**

UPVC double glazed window to front, radiator.

### **Bedroom 3**

UPVC double glazed window to front, radiator.

### **Family Bathroom**

UPVC double glazed window to the side, vinyl flooring, radiator, concealed cistern low level low flush wc, wash hand basin with mixer tap, panel bath with mixer tap, part tiled walls, spotlights to ceiling, extractor fan.





## Externally

### Front Of Property

Double width driveway for parking, stone bed section, open plan shared lawn, ev car charging point.

### Rear Garden

Patio, fence and wall enclosed, lawn area, raised planters, stone bed border, outdoor tap, wooden gate to the side of the property for access, west facing garden.



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## **Hawksbit Close, Hartlepool**

- MODERN THREE-BED SEMI
- KITCHEN/ DINER
- MASTER WITH EN-SUITE
- DOUBLE DRIVEWAY
- NHBC WARRANTY

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

**£185,000**

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