



**Witton Drive, HARTLEPOOL, TS24 9NL**

**welcome to**

## **Witton Drive, HARTLEPOOL**

This outstanding three-bedroom detached home is situated within a modern and highly sought-after residential development built by Wynyard Homes. Immaculately presented and finished to an exceptional standard, the property showcases stylish contemporary décor.

### **Entrance Hall**

Composite door to front.

### **Downstairs Wc**

Window to front, radiator, low level low flush WC, pedestal wash hand basin.

### **Lounge**

11' 5" x 15' 4" ( 3.48m x 4.67m )

French door to rear, window to rear, wall lights, velux feature skylight, radiator.

### **Kitchen/Diner**

12' 7" (max) x 19' 10" (max) ( 3.84m (max) x 6.05m (max) )

Wall and base units with complimentary working surfaces and co-ordinating splashback tiling, 1 1/2 stainless steel sink and drainer unit with mixer tap, built in oven, hob and hood, spotlights, radiator, staircase to first floor.

### **Utility Room**

Recess and plumbing for washing machine, useful storage.

### **Landing**

Window to rear, radiator, storage cupboard.

### **Bedroom 1**

12' 6" x 11' (exc robes) ( 3.81m x 3.35m (exc robes) )

Window to front, radiator, fitted wardrobes.

### **En-Suite**

Shower cubicle, low level low flush WC, pedestal wash hand basin, radiator, window to rear, extractor.

### **Bedroom 2**

11' 5" x 9' 4" ( 3.48m x 2.84m )

Window to front, dado rail, radiator.

### **Bedroom 3**

8' 8" x 8' 1" ( 2.64m x 2.46m )

Window to rear, radiator.

### **Bathroom**

P shaped panelled bath with mixer tap, low level low flush, pedestal wash hand basin, radiator, extractor fan.



### **Front Garden**

Lawn, pathway and driveway, garage.

### **Rear Garden**

Lawned, patio area, side access.



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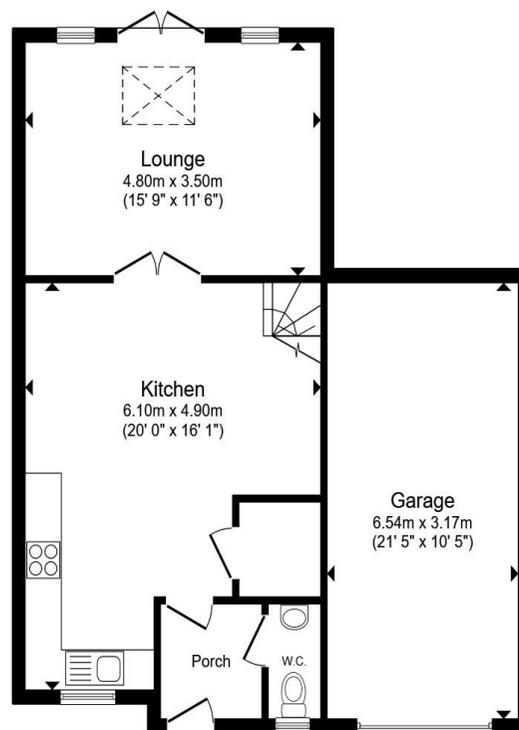
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## Witton Drive, HARTLEPOOL

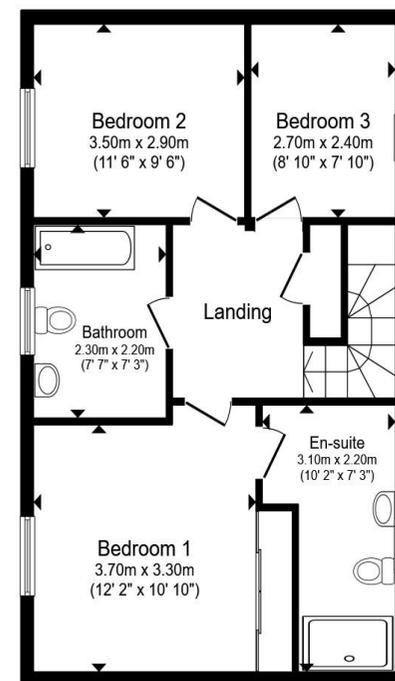
- HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- CLOSE TO LOCAL AMENITIES & PRIMARY SCHOOLS
- UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- DRIVEWAY & GARAGE

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

**£200,000**



**Ground Floor**



**First Floor**

Total floor area 128.2 m<sup>2</sup> (1,380 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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