



## 43 Nuthatch Close

, Hartlepool, TS26 0RZ

**Offers in the region of £207,500**



Igomove take pride in listing this modern three bedroom detached house on the sought after Bishop Cuthbert estate, this beautifully presented home provides a myriad of desirable elements including; three good sized bedrooms ( master benefitting from en suite shower facilities), contemporary family bathroom, spacious lounge diner, fantastic garden room, excellent contemporary kitchen, integral garage, good size rear garden, triple block paved driveway, uPVC double glazing, gas central heating, pristine decor throughout, freehold.



Contemporary facade, extended block paved driveway to integral garage, front door into;

Entrance lobby with personal access door into the garage.

Spacious lounge diner with window to the front elevation, immaculately presented, recessed spotlights, decorative coving, semi open plan to;

Sunny garden room with dual aspect windows plus French doors opening to the rear garden, twin velux windows, vaulted ceiling, recessed lighting, pristine decor.

Well presented contemporary kitchen fitted with a selection of white high gloss larder, wall, base and drawer cabinets, complimentary surfaces, integrated oven, integrated gas hob, integrated designer inspired extractor, plumbing for washing machine, space for fridge freezer, inset sink with chrome mixer tap, recessed spotlights, impeccable decor, column radiator, rear access door.

Turned stairs to the first floor accommodation.

To the first floor;

Master double bedroom with rear aspect window, fitted wardrobes, immaculate decor and with access to;

En suite shower room which comprises quadrant shower enclosure, close coupled WC and pedestal wash basin in desirable white porcelain with chrome fittings, complimentary tilig.

Bedroom two is another double room located to the front of the property with fitted sliding wardrobes, pristine decor.

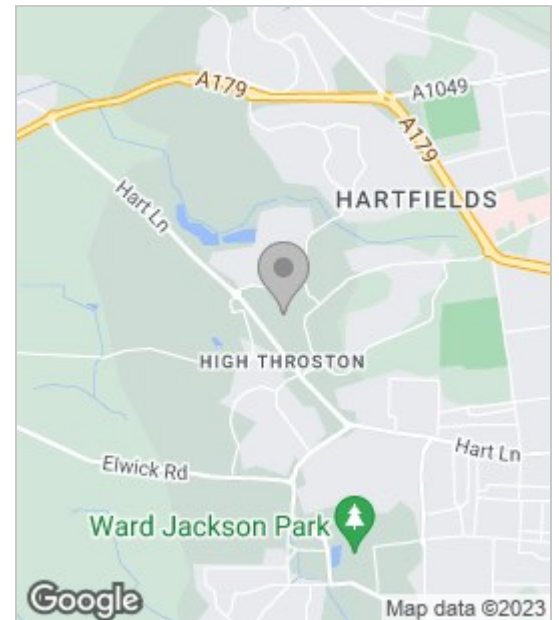
Bedroom three is a well proportioned double room with front elevation window, neutral decor.

The modern family bathroom comprises bath, hidden cistern WC and vanity wash basin with chrome fittings, recessed lighting, stylish tiling.

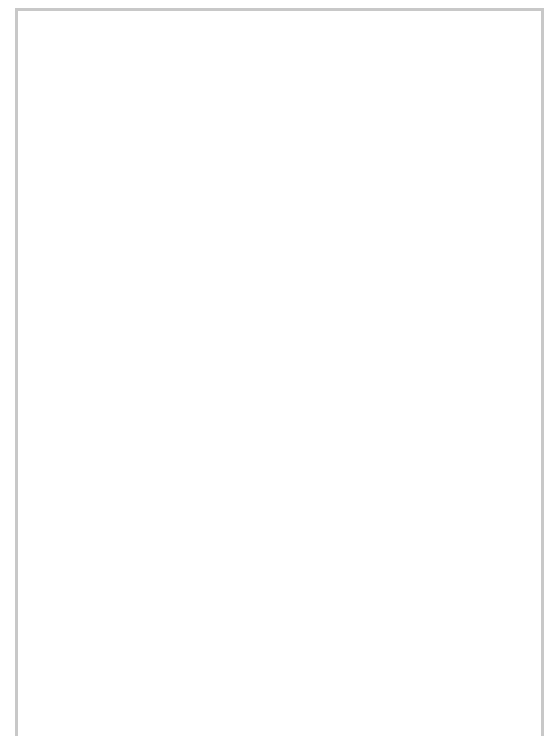
To the rear is an enclosed, well maintained lawned garden of excellent proportions with block paved patio areas.

This stylish, extended home in a prized location is a must see property, contact Igomove at your first opportunity to view.

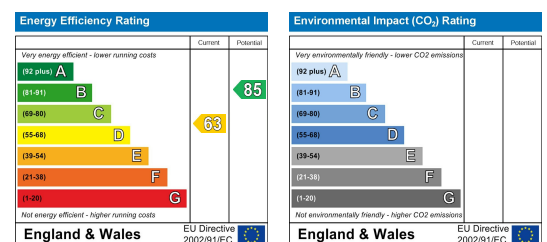
## Area Map



## Floor Plan



## Energy Efficiency Graph



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