# igomove



## 23 Hanbury Grove

, Hartlepool, TS26 0FW

### Offers Over £245,000











Igomove take enormous pleasure in listing this stunning contemporary four bedroom detached situated on a recent development in a highly desirable location, not overlooked to the rear of property, overlooks golf course. It provides a host of desired attributes including; four well proportioned bedrooms (master with en suite shower room), modern family bathroom, delightful lounge, open concept kitchen diner, useful utility room, guest cloakroom, welcoming entrance hallway, gardens, extended driveway, garage, uPVC double glazing, gas central heating, immaculate decor, fitted blinds, freehold.



Attractive contemporary front elevation, garden, two vehicle driveway to integral garage, front door into;

Welcoming entrance hallway with stairs to the first floor, pristine decor.

Superb lounge with window to the front elevation and fitted storage cupboard, stylish decor.

Open concept kitchen diner fitted with an array of contemporary larder, wall, base and drawer cabinets, complimentary heat resistant surfaces, integrated oven, integrated gas hob, integrated stainless multifunction extractor hood, stainless one and a half bowl sink with chrome mixer tap, integrated fridge freezer, integrated dishwasher, ample dining space, impeccable decor, French doors opening to the rear garden,

Useful utility room with plumbing for washing machine and space to perform laundry duties with wall and base cabinets in keeping with the kitchen.

Guest cloakroom comprising close coupled WC and pedestal wash basin with tiled backsplash.

To the first floor landing there are two fitted storage cupboards and access to:

Master double bedroom with immaculate decor, window to the front elevation and with access to:

En suite shower room comprising close coupled WC, oversized shower enclosure and vanity wash basin, complimentary tiling.

Bedroom two is a spacious double situated to the rear, pristine decorative order.

Bedroom three is of double proportions with fitted wardrobes and front elevation window, immaculately presented.

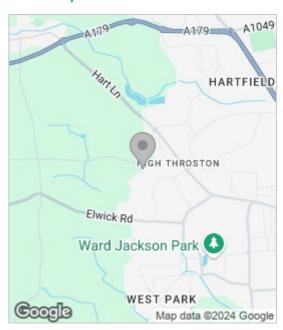
Bedroom four is a double with rear elevation window, superb decor.

The immaculate family bathroom comprises bath, close coupled WC and pedestal wash basin in white porcelain with chrome fixtures, stylish tiling.

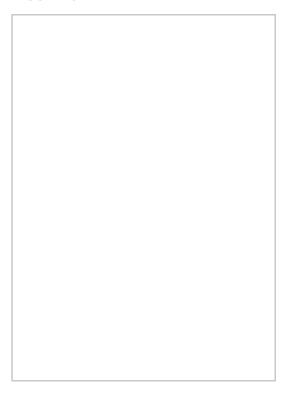
To the rear is an enclosed good sized lawned garden with patio areas.

This contemporary abode is beautifully presented and is ready to move into and enjoy, contact the Igomove team at your earliest convenience to arrange a viewing.

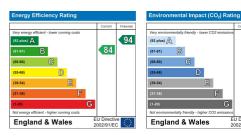
#### **Area Map**



#### Floor Plan



#### **Energy Efficiency Graph**



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