



## 28 Witham Grove

, Hartlepool, TS25 2JL

**£295,000**



Igomove take pleasure in offering this highly sought after three double bedroom bungalow located on the ever popular fens estate, presented to a high standard with several upgrades it offers many desirable features which include; three large double bedrooms, excellent bathroom with bath and shower enclosure, guest cloakroom, useful utility room, absolutely stunning kitchen/ dining/ family room, separate garage, 4/5 car driveway, well maintained gardens, uPVC double glazing, gas central heating, impeccable decor throughout, freehold.



Stunning rendered facade, lawned garden to the side, extensive 4/5 vehicle block paved driveway, separate garage, enviable end plot, side elevation door into;

Spacious entrance hall from which all principal rooms are accessed, tiled floor, tasteful decor.

Guest cloakroom comprising WC and wash basin, immaculately presented.

Fabulous open concept lounge/ kitchen/ diner, stylish family room area with media wall, contemporary log effect fire, tiled flooring, column radiators, the kitchen features modern wall, base, larder and drawer cabinetry, quartz countertops, round sink with chrome mixer tap, enviable central island, integrated oven, integrated induction hob, integrated extractor, ample family sized dining space, two Velux windows and bi fold doors opening out fully to the delightful garden.

Good size bathroom comprising bath with shower head taps, concealed cistern WC, vanity wash basin with additional cabinets and double shower enclosure, recessed spotlights, fantastic tiling to walls and floor.

Bedroom one is a spacious double, immaculately presented.

Bedroom two is a further double, tasteful decor.

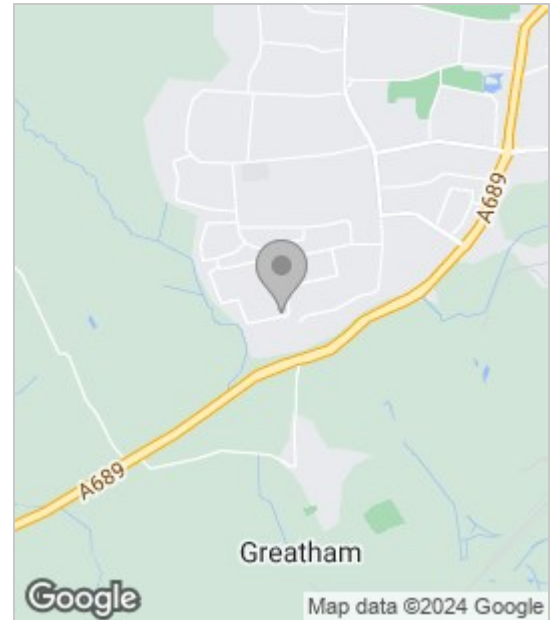
Bedroom three is well proportioned double with side elevation window, immaculate decor.

Useful utility room with stylish high gloss cabinetry, stainless sink, tiled backsplash, plumbing for washing machine and ample space for appliances, half glazed exterior door.

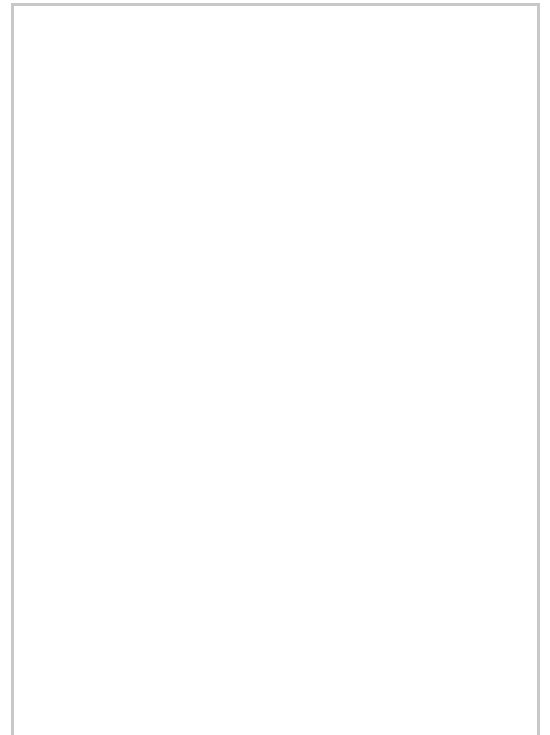
To the rear is a good sized garden laid to lawn with extensive patio, greenhouse, raised planters and seating area.

Absolutely not to be missed! A rare gem in a desirable location, the Igomove team anticipate a quick sale, we therefore advise early viewing.

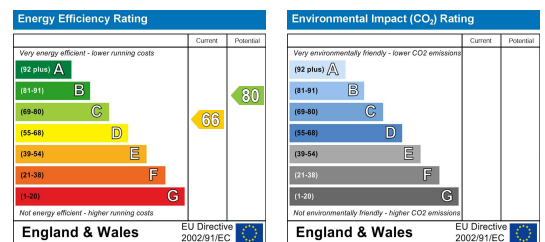
## Area Map



## Floor Plan



## Energy Efficiency Graph



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