



## Leavenvale The Ghyll

Elwick, Hartlepool, TS27 3DS

**£415,000**



Igomove take immense pleasure in presenting to the market this highly desirable and truly magnificent three double bed roomed detached residence located in the idyllic village of Elwick, beautifully presented and extensively remodelled it offers a host of key desirable elements which include; three double bedrooms, walk in closet, stylish family bathroom, huge dual aspect lounge, fabulous garden room, separate dining room, excellent kitchen, useful utility room, guest cloakroom, welcoming entrance hallway, landscaped gardens, 3 to 4 car driveway, balcony, double garage with electric door and storage, electric car charging point uPVC double glazing, gas central heating, fully insulated, superb decor throughout, there is also under house storage too the property, freehold.





Splendid facade with enviable kerb appeal, idyllic location, magnificent and extensive elevated plot, mature hedging 3 to 4 vehicle block paved in and out driveway to double garage, front door into;

Inviting entrance hall with stairs to the first floor accommodation, twin windows to the front elevation providing natural light, tiled flooring, immaculate decor, decorative coving.

Fantastic dual aspect lounge with beautiful inglenook fireplace, dual fuel fire, stone hearth, brick chimney breast, recessed spotlights, pristine decor.

Immaculately presented dining room located to the front of the property.

Guest cloakroom comprising concealed cistern WC with storage and wall mounted wash basin, complimentary tiled backsplash, stylish decor.

Excellent kitchen fitted with an array of larder, wall, base and drawer cabinetry, complimentary solid quartz surfaces, integrated oven, integrated induction hob, integrated extractor, integrated dishwasher, integrated stainless fridge, integrated stainless freezer, inset sink with designer inspired mixer tap, tiled floor, recessed spotlights, impeccable decor, column radiator.

Useful utility room fitted with contemporary cabinets complimentary surfaces, stainless sink with chrome mixer tap, subway tiled backsplash, plumbing for washing machine, space to perform laundry duties.

Fabulous garden room benefitting from bi food doors opening up to the beautiful rear garden glass balcony, immaculate decor, stunning flooring, column radiator.

To the first floor landing there is a front elevation window providing natural light.

Bedroom one is a spacious double located to the rear with fitted wardrobes, tasteful decor.

Bedroom two is another large double with front elevation window and fitted wardrobes, laminate flooring, beautiful decor.

Bedroom three is a double situated to the front with fitted wardrobes, impressive decor.

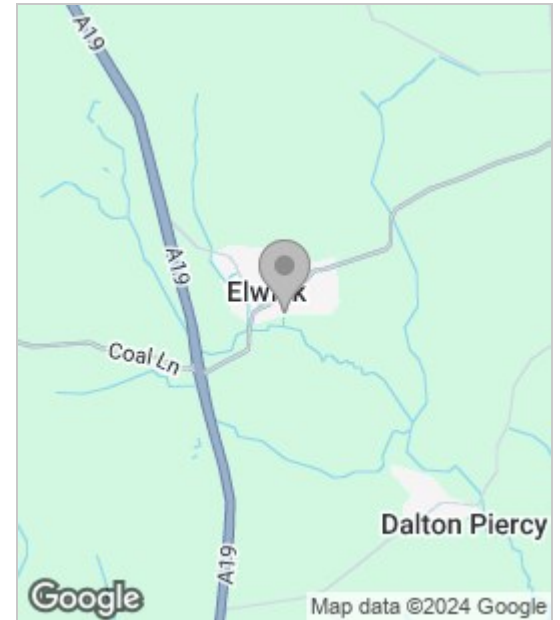
The large family bathroom is beautifully appointed and comprises bath, oversized shower enclosure, concealed cistern WC and wall mounted wash basin, heated towel rail, complimentary tiling, recessed spotlights, bespoke wall panelling, with access to the walk in closet.

Fully boarded loft with ladders.

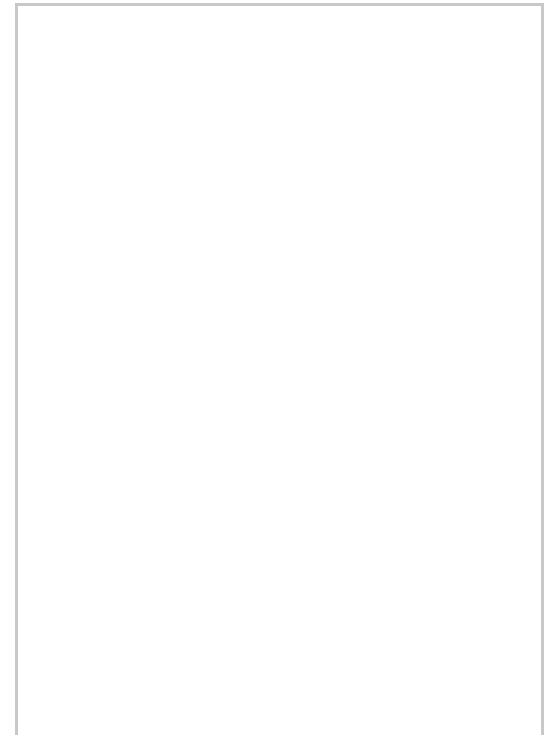
To the rear is an absolutely stunning landscaped garden well stocked with mature trees and established flora and fauna with seating areas and extensive lawn.

An unmissable opportunity to purchase a one of a kind and truly unique residence in a semi rural, highly desirable location, to ensure early viewing contact the Igomove team at your earliest convenience.

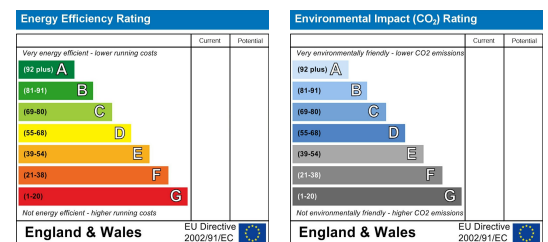
## Area Map



## Floor Plan



## Energy Efficiency Graph



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