



## 32 Meadow Drive

, Hartlepool, TS26 0AY

**£295,000**



Igomove take great pride in presenting this fabulous opportunity situated in the most prestigious location of West Park, this spacious three bedroom detached house boasts a host of desirable elements which include; three double bedrooms, family bathroom and additional shower room, good size kitchen, spacious lounge, excellent dining room, large garden room extension, entrance hall, guest cloakroom, mature gardens to three sides, three to four vehicle driveway, double garage, air pump heating system, double glazing, laminate flooring, fitted blinds, neutral decor throughout, vacant possession assured, freehold.



Superb location, excellent end plot, wrap around lawned garden with mature shrubs, large driveway for 3 to 4 vehicles, double detached garage, front door into;

Entrance hall with turned stairs to the first floor accommodation, neutral decor, dado rail, decorative coving, laminate flooring.

Guest cloakroom comprising WC and vanity wash basin. Fitted storage cupboard.

Good size kitchen situated adjoining the dining room enabling an open plan lay out if so desired, it is fitted with a range of wall, base and drawer shaker style cabinets, complimentary heat resistant surfaces, coordinating tiled backsplash, integrated double oven, integrated gas hob, stainless one and a half bowl sink with chrome mixer tap, plumbing for washing machine, space for appliances, breakfast nook, fitted storage cupboard, laminate flooring, decorative coving, glazed rear access door.

Spacious lounge with patio doors opening to the rear, side elevation window, feature fireplace with inset coal effect fire, decorative coving, neutral colour scheme, wall lights, semi open plan to;

Well proportioned dining room with neutral colour palette, decorative coving, serving hatch to kitchen, French doors opening into;

Garden room extension with patio doors to the garden, plus additional window, decorative coving, neutral decor,

To the first floor landing there is a fitted storage cupboard, window bringing in additional light and access to;

Bedroom one is a large double with wall to wall fitted sliding mirrored wardrobes and rear elevation window, neutrally presented with decorative coving.

Bedroom two is another good size double situated to the front of the property with fitted wardrobes, modern decor, laminate flooring.

Bedroom three is a further double with window to the rear, pastel decor, decorative coving.

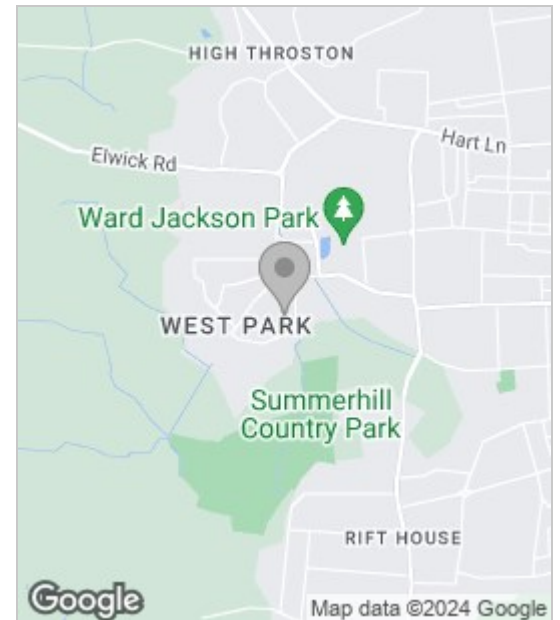
The family bathroom comprises bath, concealed cistern WC and vanity wash basin, complimentary tiling.

Separate shower comprising quadrant shower enclosure.

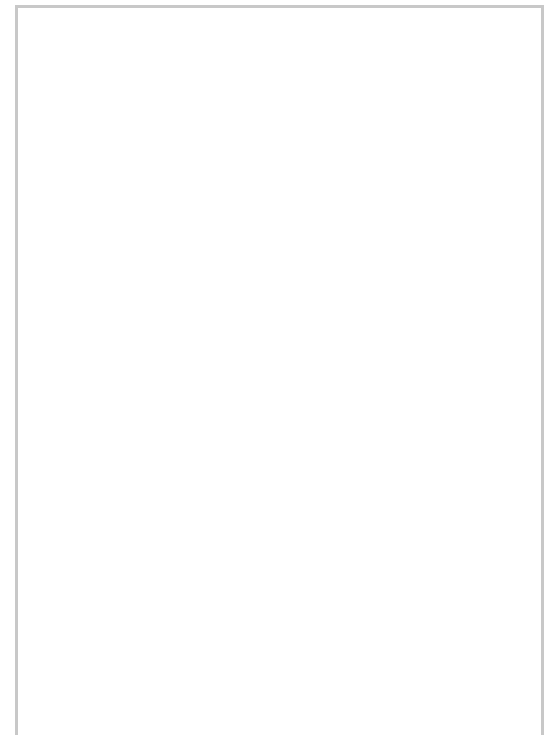
To the rear is an enclosed garden of excellent proportions laid to lawn with block paved patios and established shrubbery.

Offered with vacant possession assured this is a rare opportunity to purchase and modernise a large three bedroom detached residence in a highly desirable location, don't miss out on this fantastic home with bags of potential, contact us at Igomove and we will be happy to deal with your enquiries.

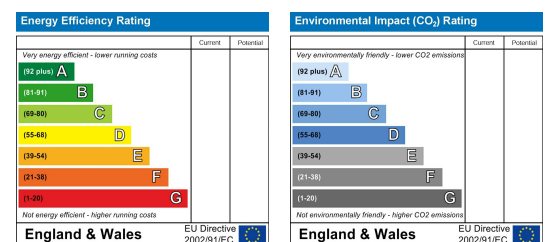
## Area Map



## Floor Plan



## Energy Efficiency Graph



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