



## 102 Merlin Way

, Hartlepool, TS26 0QT

**£268,500**



Igomove are privileged to offer to the market this exceptional ex showhome four bedroom detached house in the popular location of Bishop Cuthbert. This stunning home offers a wealth of desirable key attributes such as; four well proportioned bedrooms, ( master with en suite), lovely lounge, excellent family bathroom, stunning kitchen with an array of integrated appliances, dining room, guest cloakroom, uPVC double glazing, gas central heating, two car driveway plus garage, large rear garden with patio, uPVC double glazing, gas central heating, freehold.





Superb double fronted facade, excellent plot, detached garage, block paved driveway, front door into;

Welcoming hallway with beautiful tiled flooring, immaculate decor, designer column anthracite radiator.

Well proportioned dual aspect lounge, window to the front elevation, double doors opening to the rear garden, fabulous decor, wall mounted electric fire, fitted blinds.

Stunning dining kitchen, comprising high gloss wall, base and drawer cabinetry, solid granite surfaces, integrated fridge freezer, integrated dishwasher, integrated gas hob, integrated double electric oven, stainless multifunction extractor, inset one and a half bowl stainless sink with chrome mixer swivel tap, tiled floor, recessed spotlights, stunning decor, ample space for dining table and chairs, double french doors flanked by full height windows opening to the rear garden, fitted blinds.

Separate snug/ dining room entered via double doors, contemporary flooring, stylish decor.

Lovely guest cloakroom with pedestal wash basin and close coupled toilet, excellent tiling, chrome heated towel radiator.

To the first floor landing there is a fitted storage cupboard and access to;

Master double bedroom located to the front aspect with fitted wardrobes, delightful decor, recessed spotlights, giving access to;

En suite shower room comprising shower enclosure, close coupled toilet and wash basin, immaculately presented.

Bedroom two is a double room situated to the rear of the property, lovely decor, excellent selection of fitted wardrobes, recessed spotlights.

Bedroom three is another double situated to the rear elevation, modern decor.

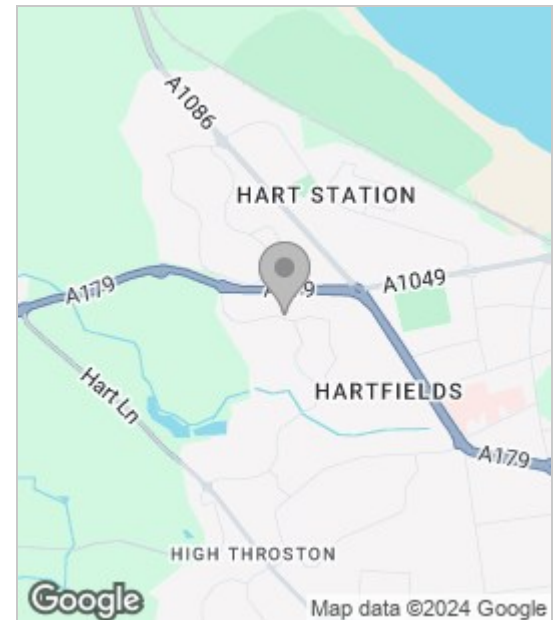
Bedroom four is of single proportions with window to the front of the property, immaculate decor, recessed spotlights.

Delightful family bathroom comprising bath, pedestal wash basin and WC with heated towel radiator, recessed spotlights, complimentary tiling, feature mirror, delightful decor.

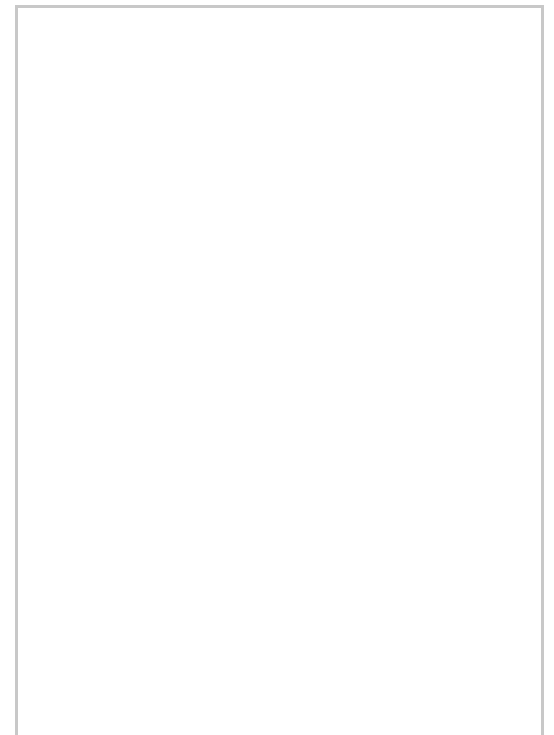
To the rear is a fully enclosed lawned garden, decking area and block paved patio, established shrubbery.

With all the upgrades you'd expect from a former show home, this stunning abode doesn't disappoint, with its desirable location and well proportioned accommodation this fabulous residence will be snapped up in no time, ensure early access by contacting Igomove at your first opportunity.

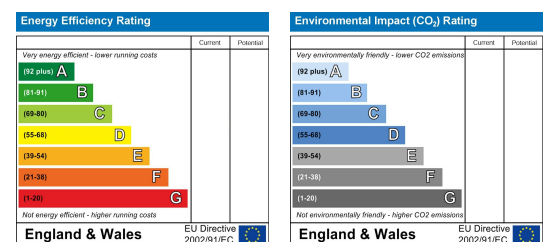
## Area Map



## Floor Plan



## Energy Efficiency Graph



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