



## 31 Butterstone Avenue

, Hartlepool, TS24 0GA

**£200,000**



Igomove take pride in listing this contemporary three bedroom detached house with magnificent sea views, located on a recent coastal development, this lovely home offers several fabulous features such as; three well proportioned bedrooms, (master benefitting from en suite shower room), excellent family bathroom, delightful lounge, open concept kitchen diner, useful utility room, guest cloakroom, entrance hall, gardens ( rear is West facing), driveway, garage, superb decor throughout, estate management fee applies, freehold.



Stunning part rendered facade, excellent coastal location providing magnificent sea views, enviable end plot, lawned garden, driveway to garage, front door into;

Entrance hallway with side elevation window providing natural light, fitted storage cupboard, laminate flooring, immaculate decor.

Guest cloakroom which comprises close coupled WC and corner pedestal wash basin, complimentary tiled backsplash.

Excellent lounge with stunning sea views from the front elevation window, contemporary decor.

Contemporary open concept kitchen diner which comprises a host of larder, wall, base and drawer cabinetry, complimentary heat resistant surfaces, integrated oven, integrated gas hob, integrated fridge freezer, stainless sink with chrome mixer tap, ample dining space, excellent decor and flooring.

Useful utility room with plumbing for washing machine and space for laundry duties fitted in keeping with the kitchen.

To the first floor landing there is a side elevation window and fitted storage cupboard.

Master double bedroom with window to the front elevation providing stunning sea views and with access to;

En suite shower room which comprises close coupled WC, pedestal wash basin and shower enclosure, complimentary tiling.

Bedroom two is a spacious double with rear elevation window, pretty decor.

Bedroom three is also situated to rear and is of single proportions.

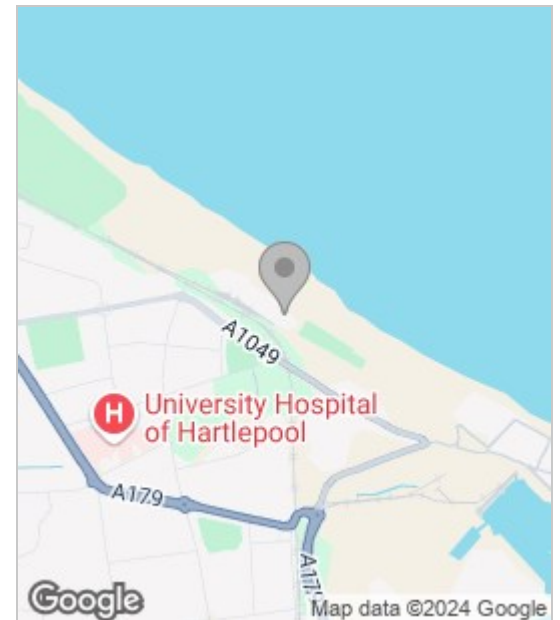
The family bathroom comprises bath, close coupled WC and wash basin in desirable white porcelain with chrome fittings and complimentary tiling.

Boarded loft space.

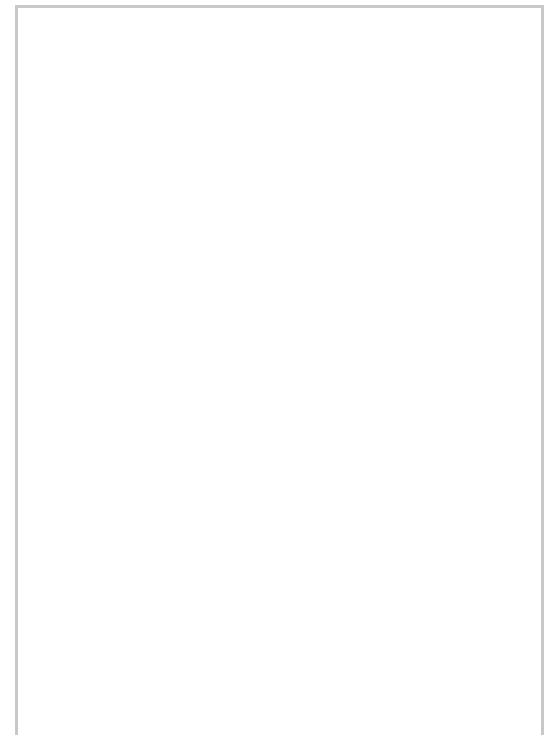
To the rear is an enclosed Westerly aspect lawned garden with patio and pretty planting, garden shed.

This is a great opportunity to purchase a contemporary home with amazing sea views, contact the team at Igomove to arrange your viewing.

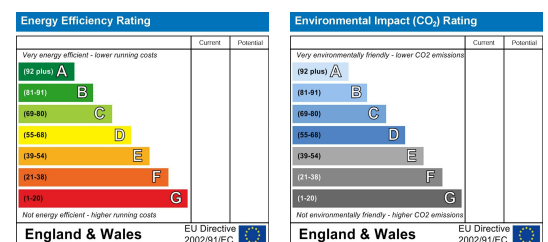
## Area Map



## Floor Plan



## Energy Efficiency Graph



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