



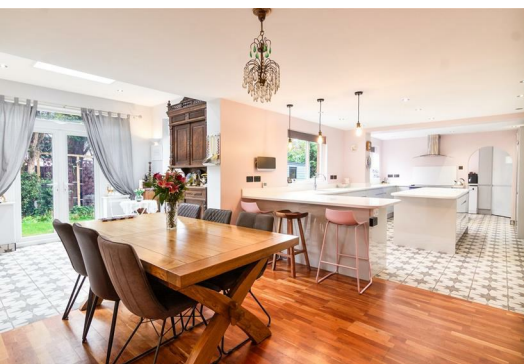
3 The Spinney

, Hartlepool, TS26 0AW

Offers In Excess Of £450,000



Igomove are proud to present this 4- bedroom detached home which has been cleverly designed & extended into a substantial and versatile residence, offering a bright and spacious flowing layout for everyone's comfort and convenience. Situated on The Spinney, this home benefits from holding one of Hartlepool's most prestigious addresses, with that comes no surprise this home will be highly sought after. From its refurbished and upgraded ground floor to its hidden gem En-Suite featuring a shower room and sauna, this spectacular property has it all.



The property is a substantial detached residence resting on approximately 2239 square feet and is bounded by hedgerow surround. A spacious drive provides for ample parking leading you to the garage with rolling door providing ample storage for vehicles and additional equipment.

Upon entering one is greeted by a spacious entrance hall, flooded with natural light, which leads to the different sections of the home. Firstly, you are met with the living quarters which holds a large open plan living/dining room as well as kitchen tucked to the right. This space has been meticulously refurbished and upgraded providing one with a large open plan ground floor, ideal for hosting and gathering with friends and family. This area is complete with a cozy fireplace and a generously sized kitchen/breakfast bar with higher- than- average fittings. The kitchen is well designed featuring a breakfast island with a built- in microwave, exceptional cupboard space and 19 sockets. A separate utility room also lies just off the kitchen with a sink, larder cupboard, plumbing for washing machine plus dishwasher and access to the rear garden and garage. Returning to the living space, what was once a conservatory, now lies a bright and airy room bathed in light due to its overhead skylights, which also features French doors that lead out to the rear garden.

The ground floor also accommodates a spacious reception room to front aspect as well as a conveniently placed shower room/cloakroom comprising of a walk- in shower, wash hand basin and WC.

Ascending the impressive solid teak staircase, the lengthy landing services four well- proportioned and beautifully appointed bedrooms as well as the family bathroom. The master bedroom is a true gem featuring its own dressing room which leads into the bedroom itself. Its En-Suite is even more impressive, camouflaged by fitted wardrobes, one finds an archway with a hidden away shower room and sauna. The space has been highly upgraded, comprising of a double walk-in shower, wash vanity basin, WC and of course a spacious sauna. The second and third bedrooms are both of highly spacious nature, the third of which features fitted wardrobes. The fourth bedroom is a spacious single, currently used as a study room. Completing the upstairs accommodation is the stylish and pristine bathroom, comprising of a free- standing bath, walk- in shower, wash basin and WC.

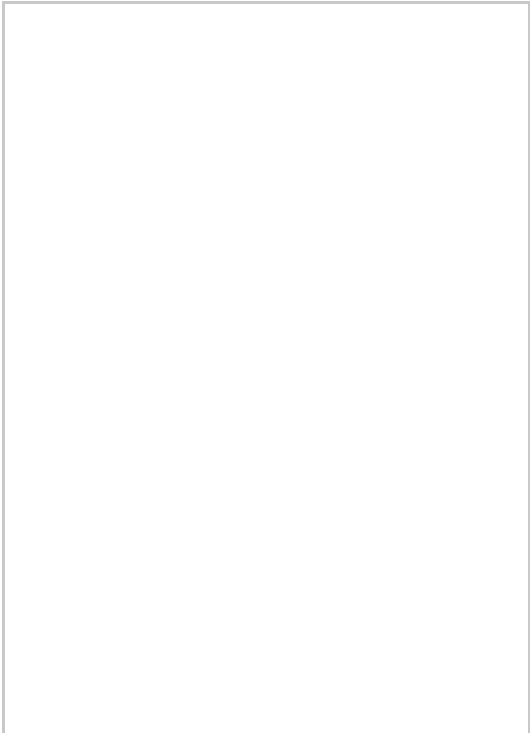
Externally, tucked into the rear side of the garden there is a large shed/workshop for storage of garden equipment The split- level rear garden enjoys a spacious environment with a beautiful patio area accessible from both the family and utility rooms, making this the ideal space for hosting and gathering. Descending a few steps, one finds the wooden summer house bounded by mature trees and shrubbery providing for a country-esque peacefulness and ample privacy, the most perfect place to relax and unwind whilst enjoying the evening sun.

Make this magnificent home your own and book your viewing today. Igomove are open 7 days a week.

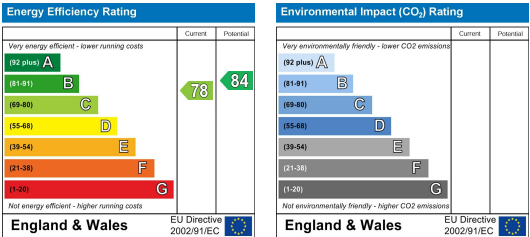
Area Map



Floor Plan



Energy Efficiency Graph



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