



## 11 Cath Hill Close

, Hartlepool, TS25 2FD

**£240,000**



Igomove are absolutely thrilled to list this fabulous four bedroom detached house situated on a small development in the popular Seaton Carew area, it boasts many desirable features such as; four large bedrooms (en suite facilities to the master bedroom), excellent family bathroom, delightful lounge, superb open plan kitchen diner, utility room, guest cloakroom, garage, extended three car driveway, South facing rear garden, Upvc double glazing, gas central heating, stylish decor and high end finishing throughout, freehold.





Attractive stone facade, extensive block paved three vehicle driveway to integral garage, front door into;

Entrance vestibule with stairs to the first floor, impeccably presented with custom wall panelling and pristine decor.

Superb lounge with window to the front elevation, stylish flooring, bespoke wall panelling, impeccable decor, feature fireplace with electric fire.

Excellent open concept kitchen diner fitted with an array of shaker style larder, wall, base and drawer cabinets, complimentary solid marble surfaces, tiled backsplash, integrated oven, integrated microwave, integrated gas hob, integrated stainless multifunction extractor hood, integrated dishwasher, integrated fridge freezer, ceramic sink with mixer tap, fitted storage cupboard, ample dining space, new LVT flooring, bifold doors opening to the rear garden.

Utility room with plumbing for washing machine, fitted shaker cabinetry, complimentary work surfaces, tiled backsplash, beautiful flooring, half glazed rear access door.

Guest cloakroom comprising close coupled WC and wall mounted wash basin, complimentary tiled backsplash.

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

Master double bedroom situated to the front of the property with fitted wardrobe, bespoke wall panelling, tasteful decor, and access to;

En suite shower room comprising shower enclosure, close coupled WC and pedestal wash basin, chrome heated towel radiator, complimentary tiling.

Bedroom two is another front aspect double with fitted wardrobes, excellent decor.

Bedroom three is a further double located to the rear, superb decor.

Bedroom four is a double with rear elevation window, modern decor.

The pristine family bathroom comprises bath with shower head taps, close coupled WC and pedestal wash basin, half tiled walls, feature half mirrored wall.

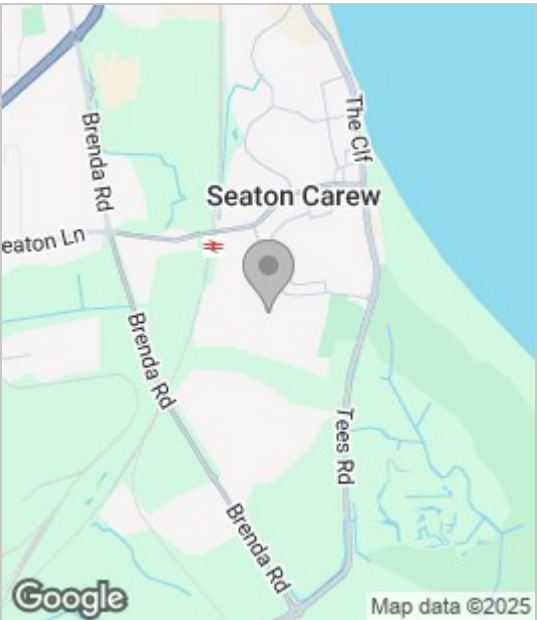
Boarded loft with ladders.

To the rear is an enclosed South facing garden laid to lawn with beautiful Indian sandstone patio, pergola and decking area.

This absolutely stunning detached residence is presented to a very high standard and has planning permission for a single story extension, Igomove encourage early viewing to secure this fabulous abode.

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Area Map



Floor Plan



Energy Efficiency Graph

