



## 6 Fontburn Close

, Hartlepool, TS26 0ZR

**£340,000**



Igomove take immense pleasure in listing this exceptional four bedoomed detached residence situated in an exclusive location close to highly desirable schools, it benefits from a host of appealing attributes which include; four substantial double bedrooms, (master and bedrooms two and three boasting ensuite facilities), pristine family bathroom, impeccable lounge, excellent family room, superb open concept kitchen diner, lawned gardens (rear is South facing), extensive parking, detached garage, UPVC double glazing, gas central heating, stylish decor, fitted blinds, freehold.



Stylish facade, large end plot, lawned garden, extended three vehicle block paved driveway to detached garage, front entrance door into;

Inviting entrance hallway with stairs leading to the first floor accommodation, bespoke wall panelling and superb flooring, impeccable decor.

Guest cloakroom comprising pedestal wash basin, WC, complimentary tiled backsplash, contemporary decor.

Lovely lounge with bay window to the front elevation, decorative coving, exquisite decor.

Excellent family room/formal dining room entered via double doors with a window to the front elevation, pristine decor, decorative coving and excellent flooring which flows through from the entrance hall.

Open plan kitchen dining room which benefits from two sets of French doors opening out to the rear garden. The kitchen is fitted with a host of larder, wall, base, and drawer shaker style cabinetry, complimentary surfaces, integrated fridge freezer, integrated double oven, integrated gas hob, integrated stainless multifunction extractor, integrated washing machine, integrated dishwasher, stainless sink with chrome mixer tap, recessed spotlights and ample dining and seating space, tiled floor, feature brick skip walls, immaculate decor and fitted storage cupboard.

To the first floor accommodation, there is a fitted storage cupboard.

The master double bedroom is located to the front of the property with contemporary decor and boasts access to;

Ensuite shower room comprising oversized shower enclosure, close coupled WC and pedestal wash basin, stylish tiling, feature mirror, recessed spotlights, glass shelving.

Bedroom two is a further sizeable double situated to the rear with delightful decor, fitted wardrobes and enjoying Jack and Jill ensuite facilities (shared with bedroom three).

Ensuite Jack and Jill facilities which comprise of an oversized shower cubicle, WC and pedestal wash basin with complimentary tiling.

Bedroom three is a good sized double room situated to the front of the property, pristine decor with access to the Jack and Jill en suite.

Bedroom four is also of double proportions with rear elevation window and excellent decor.

The family bathroom comprises bath, pedestal wash basin and close coupled WC, feature mirrored wall, complementary tiling, recessed spotlights.

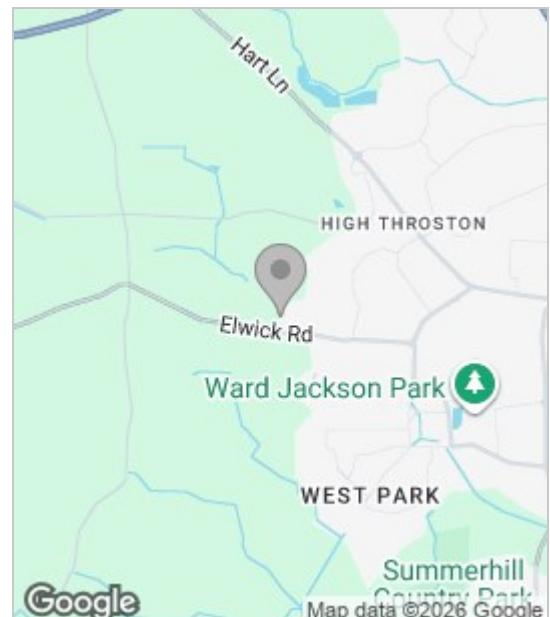
Fully boarded loft space with ladder.

To the rear is a sizable garden which is laid to lawn with substantial sandstone patio area, mature shrubbery.

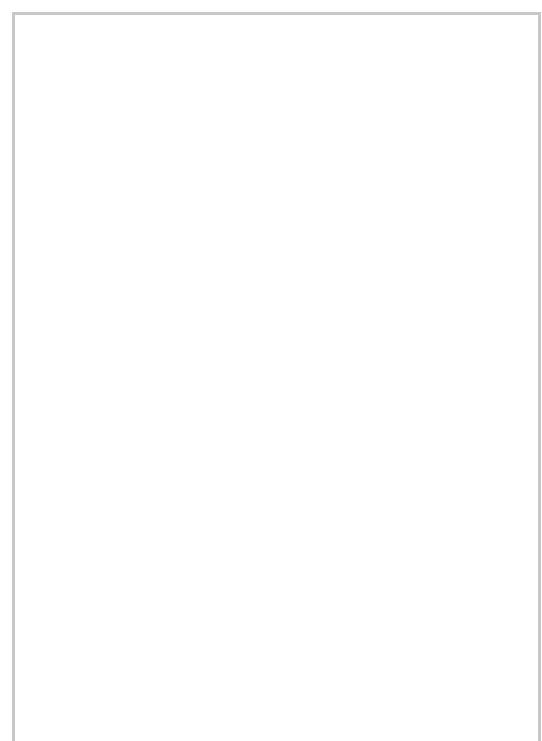
This exceptional executive home in a highly desirable area is a must see property and Igomove eagerly await your call to view.

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## Area Map



## Floor Plan



## Energy Efficiency Graph

