



## 28 Kingfisher Close

, Hartlepool, TS26 0GA

**£440,000**



Igomove are delighted to present to the market this phenomenal four bedrooomed detached executive residence situated in arguably the best location within Bishop Cuthbert, it offers a wealth of key desirable elements including; four sizeable double bedrooms (master with ensuite facilities), excellent family bathroom, dual aspect lounge, superb study, open concept kitchen dining room, useful utility room, guest cloakroom, impressive entrance hallway, extensive gardens, sweeping expansive drive, detached double garage, UPVC double glazing, gas central heating, immaculate decor, distant sea views can be enjoyed from the front aspect, freehold.



Impressive facade, substantial plot, sweeping block paved driveway for several vehicles to detached double garage, well tended lawns and mature shrubbery/ trees, rear access gate, additional direct access gate to a public footpath, front door with canopy over into;

Inviting entrance hall with central staircase leading to the first floor accommodation, dual front elevation windows, marble tiled flooring, impeccable decor, decorative coving, with two fitted storage cupboards.

Dual aspect lounge entered via double doors, benefiting feature fireplace with coal effect fire, immaculate decor, decorative coving, window to the front elevation and French doors leading to the rear garden.

Large study or playroom entered by double doors and situated to the front of the property, pristine decorative order.

Open concept kitchen diner fitted with a wealth of contemporary wall, base and drawer shaker style cabinetry, complimentary surfaces, tiled backsplash, integrated double oven, integrated ceramic hob, stainless multifunction extractor, space for fridge freezer, space for dishwasher, cast sink with mixer tap, ample space to dine, recessed spotlights, French doors which open to the rear garden.

Useful utility room with plumbing washing machine and space for tumble dryer, fitted with shaker style base cabinet, complimentary surfaces, tiled backsplash, stainless sink with chrome mixer tap, half glazed exterior door.

Guest cloakroom comprising close coupled WC and pedestal wash basin in desirable white porcelain, tiled floor.

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

Master bedroom located to the front of the property of excellent double proportions with wall to wall fitted wardrobes, laminate flooring, immaculate decor and with access to;

Large ensuite facilities incorporating oversize shower closure, concealed cistern WC and vanity wash basin combination unit, column radiator, illuminated mirror, stylish marble tiling.

Bedroom two is also a large double room situated to the rear of the property, neutrally presented.

Bedroom three is a further double room with front elevation window, excellent decor, laminate flooring.

Bedroom four is another large double with rear aspect views, laminate flooring, pristine decor.

The stylish family bathroom comprises bath, quadrant shower enclosure, concealed cistern WC, and vanity wash basin combination storage unit, fully tiled, heated towel radiator, recessed spotlights.

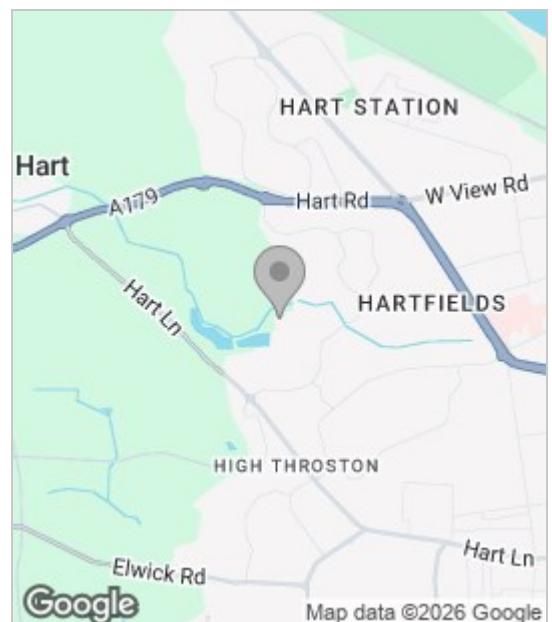
To the rear is an enclosed substantial South facing garden laid to lawn with a variety of mature shrubs, excellent patio area, open area with mature trees to the side boundary providing seclusion.

Outside to the front boundary is a wild meadow area ensuring privacy from the public footpath.

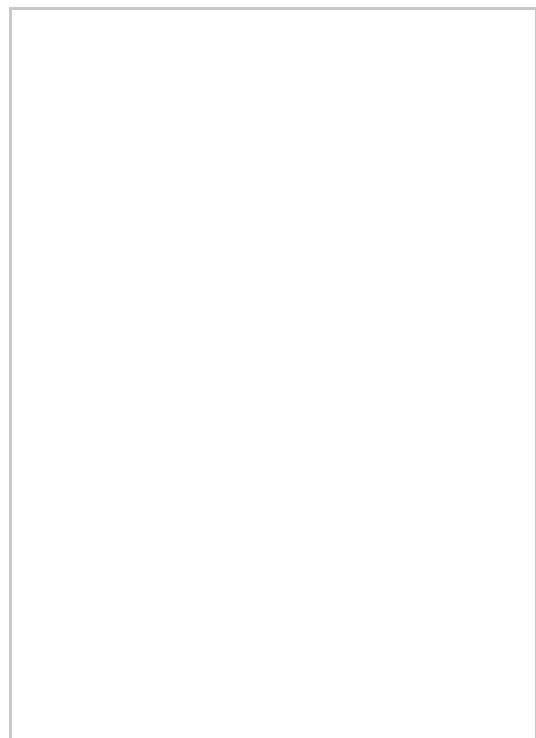
Rarely available in this sought after location, this large property on a substantial plot is sure to generate a great deal of interest, contact the team at Igomove at your earliest convenience to view.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plan



## Energy Efficiency Graph

