



## 41 Meadowgate Drive

, Hartlepool, TS26 0RH

**£220,000**



Igomove are happy to present to the market this exceptional three bedroom detached residence situated on a popular small development, it offers a wealth of key desirable elements which include; three sizable bedrooms (master benefiting from ensuite facilities), delightful family bathroom, spacious lounge, excellent dining room, shaker style kitchen, guest cloakroom, gardens (rear is South facing), driveway, garage, home bar/mancave, UPVC double glazing, gas central heating, impeccable decor, fitted blinds, freehold.



Excellent end plot, driveway to garage and mature lawned garden with established shrubbery, door into;

Entrance vestibule with immaculate decor and modern flooring.

Guest cloakroom which comprises close coupled WC and wall mounted wash basin, tiled backsplash, excellent decor.

Stylish lounge with window to the front elevation, custom wall panelling and impeccable decor, beautiful flooring.

Delightful dining room benefiting from French doors which open to the rear garden, impeccably presented with stylish flooring.

Fantastic kitchen fitted with a selection of shaker style wall, base, and drawer cabinetry, complimentary surfaces, integrated oven, integrated gas hob, integrated extractor, plumbing for washing machine, space for fridge/ freezer, sink with chrome mixer tap, half glazed rear aspect door.

Inner lobby with fitted storage cupboard and with turned staircase to the first floor accommodation.

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

Spacious master double bedroom with bespoke wall panelling, contemporary decor, benefiting from fitted wardrobes and with access to;

Ensuite shower room comprising quadrant shower enclosure, close coupled WC and pedestal wash basin with a complimentary tiling.

Bedroom two is a further large double room with twin windows to the front elevation, immaculate decor.

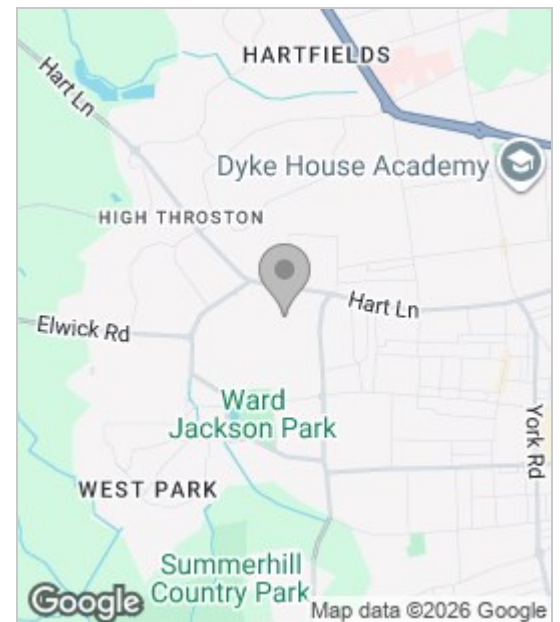
Bedroom three is a double room with pristine decor.

The family bathroom comprises close coupled WC, wash basin and bath with mixer shower head taps, complimentary tiling.

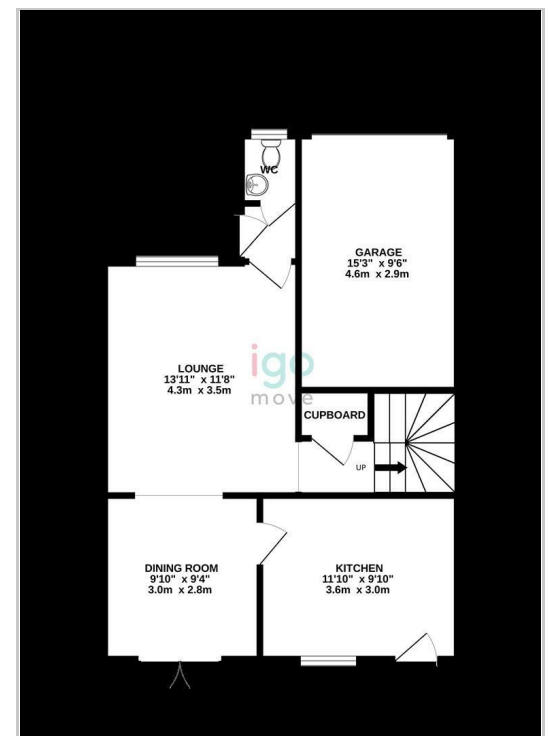
To the rear is an enclosed South facing garden laid to lawn with patio area established shrubbery and with a home bar/man cave fitted with electrics, a bar, a wall mounted contemporary fire and with feature beams and panelling, laminate flooring, it could also be utilised as a home office or treatment room.

Homes in this location are always popular with families as there are desirable schools in close proximity, contact Igomove today to arrange your viewing.

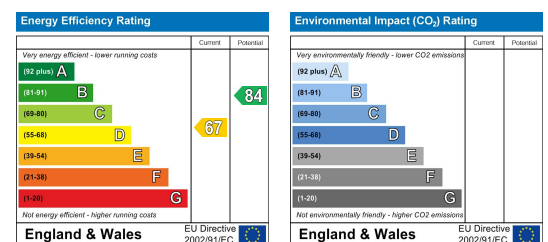
## Area Map



## Floor Plan



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.