



## 19 Forester Close

, Hartlepool, TS25 1JE

**Offers Over £385,000**

CAPACIOUS 5 BED!! EXCELLENT END PLOT!! SOUGHT AFTER AREA!!

Igomove take great pleasure in presenting to the market this capacious five bedrooomed architect individually designed self build detached property located on Warrior Park, set amongst other self build homes within a small close and with amenities close by including shops and a pub, it provides a host of desirable key features which include; five spacious bedrooms ( master benefitting from large en suite, storage and sauna, bedroom two also enjoys en suite facilities plus dressing room, there is a large bathroom, good sized hall, lovely lounge, guest cloakroom, immaculate dining room, music room/ study, excellent shaker style kitchen, huge conservatory, new uPVC double glazing, gas central heating via new boiler, under floor heating to kitchen and conservatory, tasteful decor, cast radiators, garden to the rear, four car driveway, double carafe, fitted blinds, excellent end plot.



Superb imposing plot, walled garden with impressive intricate wrought iron gates and matching railings, large 3/4 car driveway, established Laurel tree hedging, large integral garage, interesting and unique facade, front door into;

Spacious entrance hallway with turned spindled staircase to the first floor, decorative coving, beautiful decor, personal access door into the garage.

Guest cloakroom comprising WC and wash basin, cast iron radiator.

Capacious lounge/ dining room/ double conservatory, with bay window to the front aspect and windows/ bifold doors to the rear elevation and several velux windows flooding the space with natural light, ample space to relax, dine and entertain and fabulous space for a family to enjoy together, fireplace with marble hearth and up stand to the lounge with electric coal effect fire, decorative coving throughout, immaculate decor, under floor heating to the conservatory, semi open plan to;

Fabulous refitted shaker dining kitchen with a superb selection of larder, wall, base and drawer cabinetry, magnificent solid granite surfaces, integrated microwave, integrated dishwasher, range cooker, American fridge freezer, integrated wine cooler, stainless multifunction extractor hood, central breakfasting island, recessed spotlights, cabinet lighting, deep cornicing, external access door.

Music room/ playroom/ snug with side elevation window and neutral decor, decorative coving, a cosy and versatile room.

To the first floor there is an impressive galleried landing with window to the front elevation, decorative coving and access to;

Bedroom two is a large double with fitted storage, fabulous walk through fitted dressing area with wardrobes and drawers, recessed spotlights, bay window to the front elevation, side elevation window and access to;

stylishly appointed newly fitted en suite shower room comprising shower enclosure and surface mounted wash basin vanity unit, recessed spotlights, fabulous tiling to walls and floor, chrome heated towel radiator.

Stunning family bathroom comprising feature air bath with Victorian style telephone mixer shower tap, quadrant shower enclosure, bidet, WC and pedestal wash basin, fitted storage cupboard, recessed spotlights, inset floor spotlights, magnificent tiling to walls and floor.

Bedroom three is a large double located to the rear of the property with fitted wardrobes, immaculate decor, decorative coving.

Bedroom four is another double room with window to the rear, immaculate decorative order, fitted wardrobes.

Bedroom five is a further double room with window to the front elevation, decorative coving, pristine decor and stairs leading to;

Second floor landing with fitted storage cupboard.

Master suite comprising huge king size bedroom with twin windows, vaulted ceiling, recessed lighting, eaves storage, laminate flooring, air conditioning, giving access to:

Excellent en suite bathroom with corner bath, close coupled WC and wash basin, fitted storage cupboard, superb tiling, twin velux windows, porthole side elevation window, recessed lighting, tiled flooring.

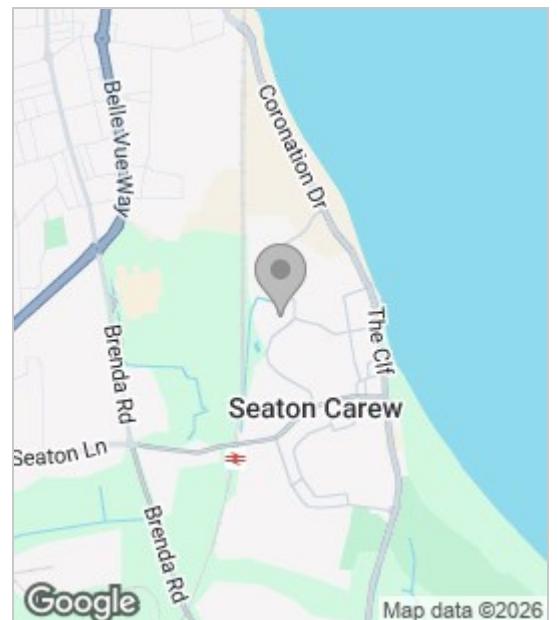
Sauna fully fitted with seating accessed via the en suite bathroom.

To the rear is an enclosed good sized lawned garden with gorgeous Indian sandstone patio, established shrubs, not directly overlooked.

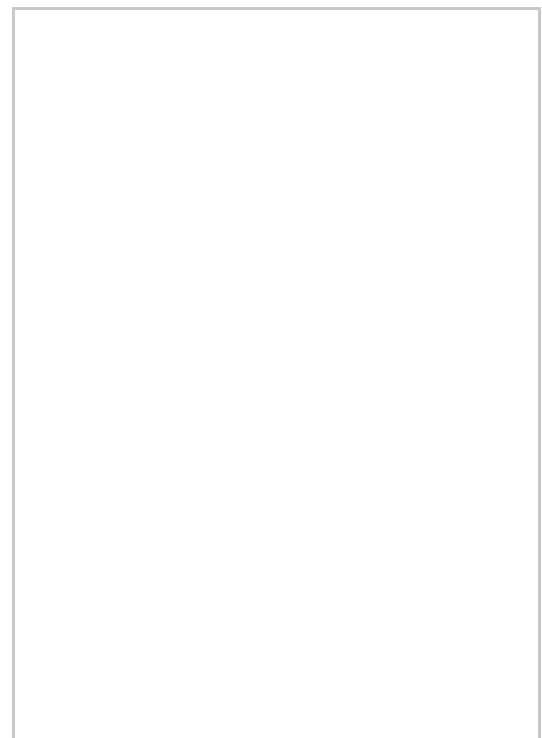
This individually designed executive self built property in a highly desirable location must be viewed to appreciate the design skills and high end fixtures it offers, contact igomove today to view as we anticipate this home will generate a great deal of interest.

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## Area Map



## Floor Plan



## Energy Efficiency Graph

