



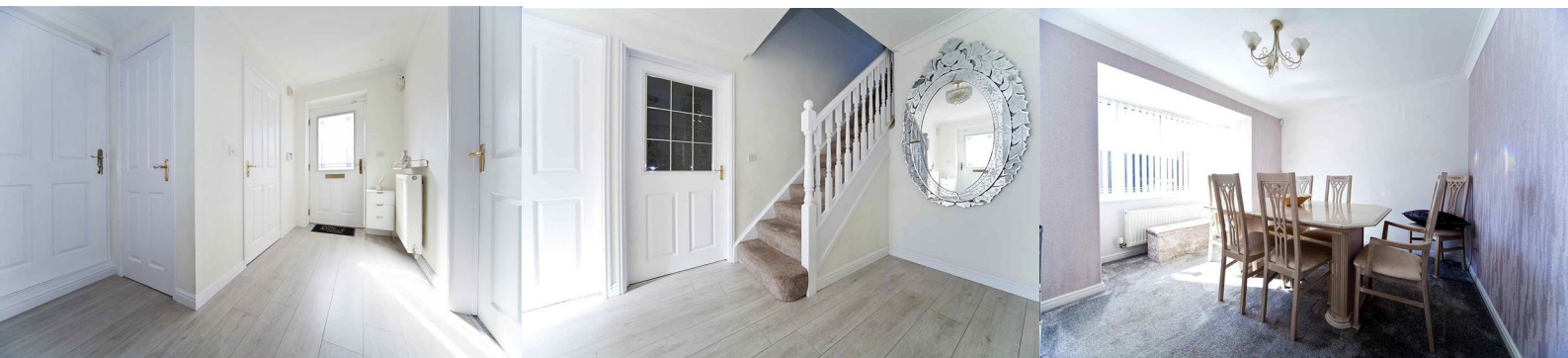
## 22 Meadowgate Drive

, Hartlepool, TS26 0RH

**£245,000**



Igomove take great pleasure to present into the market this fabulous four bedroom detached property situated on a small and popular development, located close to desirable schools, this fantastic property also benefits from; four well proportioned bedrooms (master with ensuite shower room, also bedroom two with ensuite facilities), tiled family bathroom, rear aspect lounge, separate dining room, fantastic dining kitchen, guest cloakroom, entrance hallway, integral garage, established gardens (rear is South west facing), extensive 2/3 car driveway, UPVC double glazing, gas central heating, tasteful decor, fitted blinds, freehold.



Well maintained and attractive frontage, lawned garden with mature hedging providing privacy, extensive block paved driveway for three vehicles to integral garage.

Front door into;

Welcoming entrance hallway with stairs to the first floor accommodation, pristine decor, laminate flooring.

Guest cloakroom comprising close coupled WC and pedestal wash basin, tiled backsplash.

Delightful dining room with bay window door to the front of elevation, modern decor, decorative coving.

Rear aspect lounge benefiting from full height windows and from French doors which open to the rear garden, tasteful decor, decorative coving, feature fire surround with inset coal effect gas fire.

Excellent kitchen diner fitted with a selection of wall, display, base, and drawer cabinetry, complimentary surfaces, tiled backsplash, integrated double oven, integrated gas hob, integrated extractor, sink with chrome mixer tap, plumbing for washing machine, integrated fridge freezer, integrated dishwasher, half glazed rear access door, space to dine.

To the first floor landing, there is a fitted storage cupboard and a rear elevation window which brings in in an abundance of natural light.

Master double bedroom situated to the front benefiting from wall to wall fitted wardrobes, neutral decor and also from;

En suite shower room comprising shower enclosure, close coupled WC and pedestal wash basin with complimentary tiling.

Bedroom two is another double situated to the front of the property neutrally presented and also with fitted wardrobes and with;

En suite facilities which comprise close coupled WC, shower enclosure and pedestal wash basin, complimentary tiling.

Bedroom three is a further double room located to the rear of the house, excellent decor.

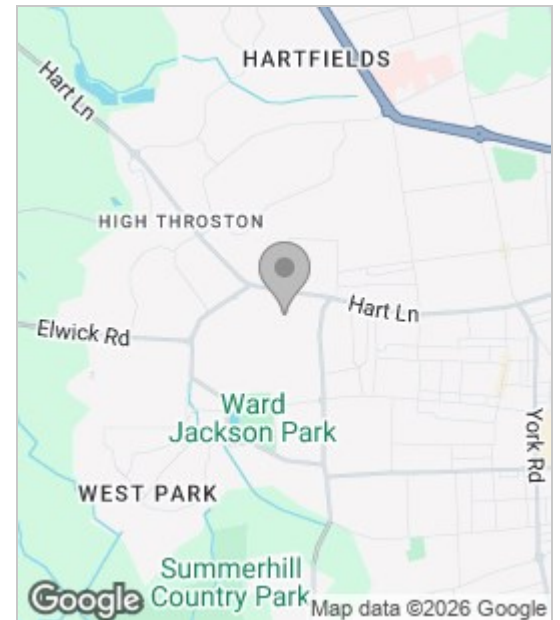
Bedroom four is also well proportioned double with rear aspect window, neutral decor.

The family bathroom comprises bath, close coupled WC and pedestal wash basin with complimentary tiling.

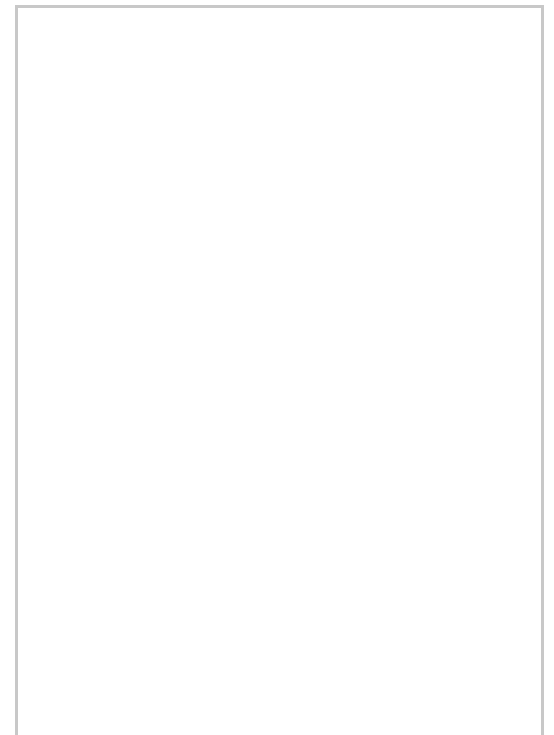
To the rear is an enclosed South westerly aspect garden laid to lawn with patio area, well maintained.

Homes in this location are always of particular interest as there are highly regarded schools within walking distance, contact Igomove today to arrange your viewing.

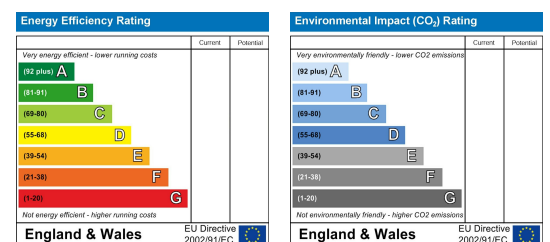
## Area Map



## Floor Plan



## Energy Efficiency Graph



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