igomove

2 Ark Royal Close

, Hartlepool, TS25 1DH

£265,000

4 2 3 D

Igomove are delighted to present to the market this substantially extended four bedroom family home, offering generous and versatile accommodation comprising; entrance hallway, lounge, dining room, recently fitted kitchen, utility room, guest cloakroom, sunroom, garden room, four well proportioned bedrooms, master with en suite facilities and modern family bathroom, further benefits include; delightful décor throughout, UPVC double glazing, gas central heating, solar panels, burglar alarm, custom panelling, media wall, fitted wardrobes, excellent storage, two car driveway, garage and a good sized west facing rear garden, offered with vacant possession, freehold.

To the front elevation, the property presents an attractive brick and render façade, with a block paved two car driveway providing ample off street parking and access to the garage. A lawned garden with established shrubbery complements the frontage and provides an attractive approach to the property.

The welcoming entrance hallway provides access to the ground floor accommodation and features a full-height glazed panel allowing an abundance of natural light to flow into the space.

The lounge is beautifully presented with impeccable décor, custom panelling and a contemporary media wall providing an attractive focal point.

Located to the rear of the property, the dining room is beautifully presented with immaculate décor and provides excellent space for family dining and entertaining, with glazed and panelled doors opening into the garden room.

The stunning recently fitted kitchen offers a contemporary range of Shaker-style wall, base and drawer cabinetry with complementary work surfaces, Belfast sink with black mixer tap and separate instant hot water tap, integrated oven, integrated ceramic electric hob with concealed extractor, tiled walls, recessed spotlights and attractive herringbone flooring. There is space for appliances together with a useful understairs storage cupboard.

The utility room is finished with pristine décor and attractive herringbone flooring, with plumbing for a washing machine, space for a tumble dryer and the gas central heating boiler situated here. A half-glazed access door opens into the sunroom.

The guest cloakroom is finished with pristine décor and comprises; close coupled WC and vanity wash basin.

The sunroom provides an additional light-filled reception space overlooking the rear garden, with a glazed door opening directly to the exterior.

The large garden room offers further versatile living space and features an insulated roof and tiled flooring, with French doors opening directly onto the west facing rear garden.

To the first floor;

The landing incorporates a fitted storage cupboard and provides access to all four bedrooms and the family bathroom.

Bedroom one is a generously proportioned master double bedroom with immaculate décor, fitted sliding mirrored wardrobes and twin windows to the front elevation.

The adjoining en suite shower room comprises; large shower enclosure, pedestal wash basin and close coupled WC, complemented by stylish tiling.

Bedroom two is of double proportions with superb décor, fitted sliding mirrored wardrobes and a rear aspect window.

Bedroom three is well proportioned, located to the rear of the property and benefits from pristine décor.

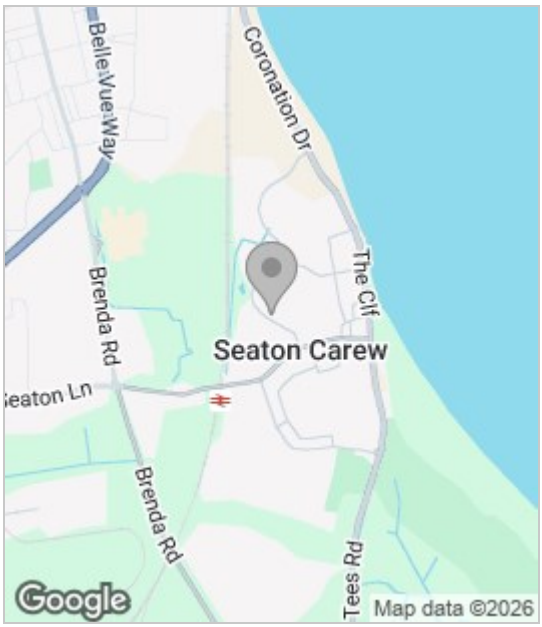
Bedroom four is also well proportioned, situated to the front of the property and finished with excellent décor.

The modern family bathroom comprises; bath with over-bath shower and glass shower screen, concealed cistern WC and vanity wash basin combination unit, complemented by attractive wall coverings, illuminated mirror and heated towel rail.

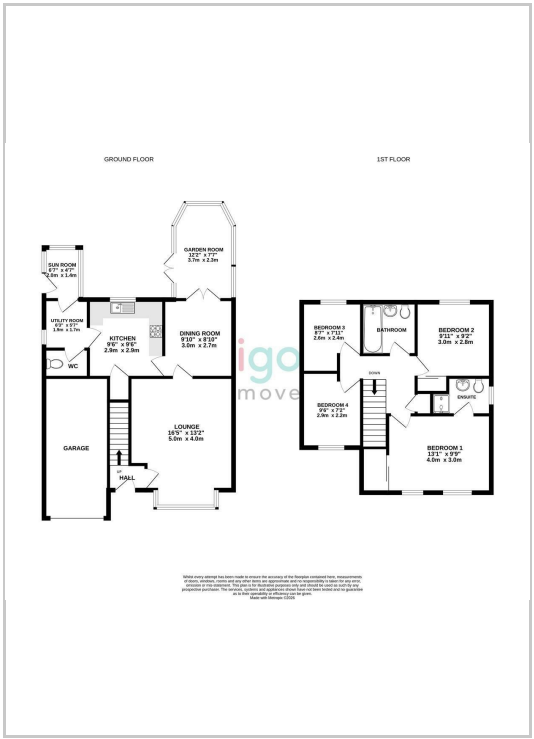
To the rear is a good sized west facing garden, predominantly laid to lawn with established borders, block paved areas and low-maintenance shingled areas, providing an attractive and practical outdoor space.

Offering substantial and versatile accommodation with multiple reception spaces, four well proportioned bedrooms and excellent external amenities, this superb family home is offered with vacant possession and ready for its next owners to enjoy, contact Igomove today.

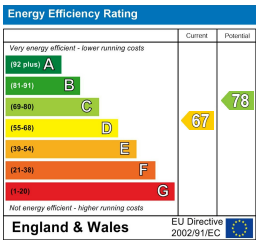
Area Map

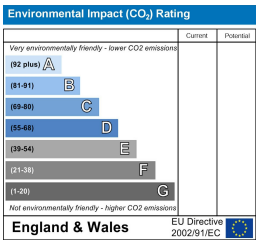


Floor Plan



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

Enterprise Center Brougham Terrace Hartlepool, Durham, TS24 8EY
Tel: 01429 892073 Email: info@igomove.co.uk www.igomove.co.uk