



## 9 The Darlings

Hart, Hartlepool, TS27 3BY

**£318,450**



NO CHAIN!! Igomove take pleasure to present this fabulous four bedroom detached property situated on a highly desirable enclave within the idyllic setting of Hart village, one of only a handful of properties on this executive estate, this stunning abode offers many attractive features which include; four beautifully appointed bedrooms (master benefiting from ensuite facilities), excellent family bathroom, stunning high gloss open concept kitchen/dining/family room, beautiful lounge, playroom/study, guest cloakroom, inviting hallway, ample storage facilities, immaculate gardens, driveways, detached garage, UPVC double glazing, gas central heating, solar panels, tasteful decor, fitted blinds, oak interior doors, freehold.



Positioned within an idyllic village setting with an historic village church, plus two traditional gastro pubs, attractive facade, corner plot position, well tended garden, driveway to front plus additional drive to garage, front door with canopy over into;

Fabulous entrance hallway with turned stairs to the first floor accommodation and spacious storage cupboard, stylish flooring, pastel decor.

Playroom located to the front of the property, additionally could be utilised as a study, modern decor.

Delightful, light filled rear aspect lounge benefiting from French doors overlooking the rear garden flanked by full height windows, tasteful decor.

Guest cloakroom which comprises concealed cistern WC and pedestal wash basin, feature mirror, excellent tiling, modern flooring.

Enviably open concept kitchen /diner/family room which is fitted with a selection of high gloss larder, wall, base, and drawer cabinetry, complimentary solid surfaces, integrated microwave, integrated oven, integrated gas hob, integrated stainless multifunction extractor, inset sink with chrome mixer tap, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, recessed spotlights, peninsular breakfast bar, space to dine/ relax, French doors to the garden.

To the first floor landing, there is a large storage cupboard and front elevation window which provides natural Light.

Master double bedroom located to the rear benefiting from dual aspect windows, laminate flooring, immaculate decor and with access to;

Large ensuite bathroom comprising oversized shower enclosure, concealed cistern WC and wall mounted wash basin with complementary tiling, feature mirror, recessed spotlights, chrome heated towel radiator.

Bedroom two is a good size double situated to the front with fitted wardrobes, excellent decor.

Bedroom three is another good size double situated to the rear, lovely decor.

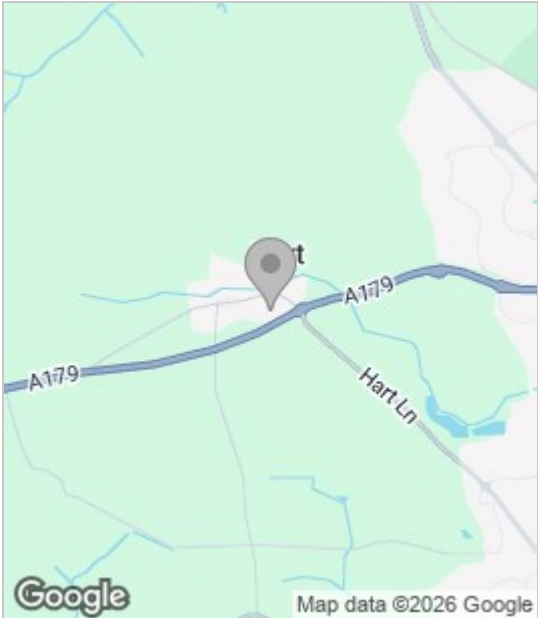
Bedroom four is a good proportions and benefits from window to the front of the property, currently utilised as a dressing room with a fantastic array of cabinetry, laminate flooring.

The family bathroom comprises bath, concealed cistern WC and vanity wash basin combination unit with complementary tiling and feature mirror.

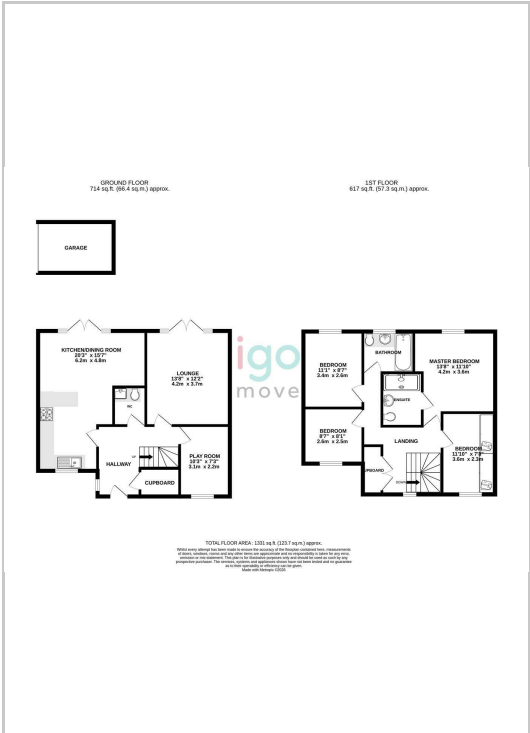
To the rear is an enclosed garden laid to lawn with mature planting, patio area, decking area, garden shed, gated access.

Situated in an idyllic village location this stylish property must be viewed, contact the Igomove team at your earliest opportunity to view.

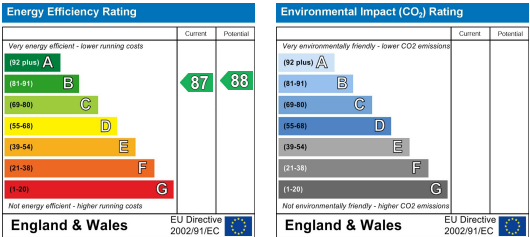
Area Map



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.