



## 39 Kingfisher Close

, Hartlepool, TS26 0GA

**£450,000**



Igomove take pleasure in offering to the market this impeccably presented four bedroom detached executive residence situated in a cul de sac position in arguably the best location of Bishop Cuthbert, impeccably presented it delivers a host of desired elements which include; four double bedrooms (master benefitting from en suite facilities), excellent family shower room, dual aspect lounge, separate formal dining room, recently remodelled open concept kitchen diner, useful utility room, guest cloakroom, inviting entrance hallway, superb decor, Upvc double glazing, gas central heating via new boiler, gardens (rear is South facing), expansive driveway for 7/8 vehicles, double garage, freehold.



Attractive frontage with imposing facade, enviable end plot with fabulous views, immaculate established lawned gardens with mature trees and shrubs, extensive 166 square metre block paved driveway for several vehicles, double garage, front door with portico over into;

Welcoming entrance hallway with stairs to the first floor accommodation, two fitted storage cupboards, newly laid stylish herringbone flooring, recessed spotlights, twin windows to the front elevation, double doors opening into;

Dual aspect lounge benefitting from bay window to the front elevation and French doors opening to the rear garden, tasteful decor, decorative coving.

Separate formal dining room with bay window to the front elevation entered via double doors, impeccable decor, decorative coving.

Open concept kitchen diner which comprises recently fitted stylish two tone wall, base and drawer cabinetry, complimentary marble surfaces, subway tiling, integrated oven, integrated gas hob, integrated extractor, ceramic sink with mixer tap, integrated dishwasher, recessed spotlights, herringbone flooring, pristine decor, decorative coving, ample space to dine with custom built in dining area and breakfasting area, French doors to the rear garden.

Utility room with plumbing for washing machine and space for tumble drier, rear access door.

Guest WC comprising WC and wash basin.

To the first floor there is a large fitted storage space and access to;

Master double bedroom located to the front of the property with superb decor, bespoke wall panels, decorative coving, access to;

En suite shower room which comprises over sized shower enclosure, concealed cistern WC and vanity wash basin combination unit, stylish tiling and half mirrored wall, recessed spotlights.

Bedroom two is a spacious rear aspect double with wall to wall fitted wardrobes, neutral decor, decorative coving.

Bedroom three is another large double with window to the front elevation, contemporary decor, decorative coving.

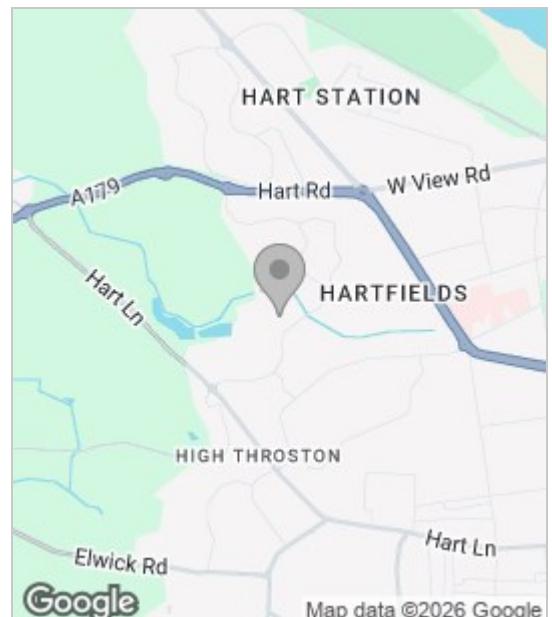
Bedroom four is a further double situated to the rear, neutral decor, decorative coving.

The excellent family shower room comprises double shower enclosure, WC and washbasin, stylish tiling.

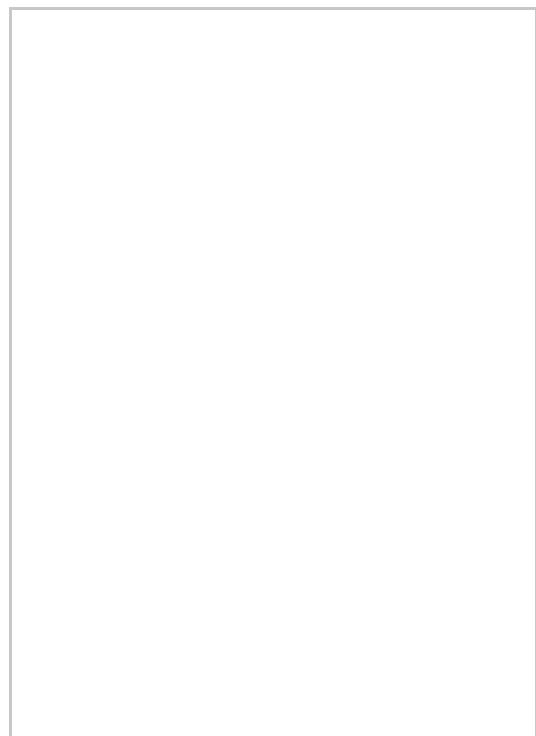
To the rear is an enclosed mature South facing garden laid to lawn with established trees and shrubbery, large patio area.

Homes of this calibre in this location are always in demand, secure a viewing at your first opportunity by contacting Igomove today.

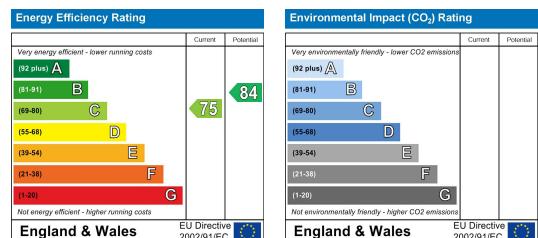
## Area Map



## Floor Plan



## Energy Efficiency Graph



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