



20 The Spinney

, Hartlepool, TS26 0AW

£525,000



Igomove take tremendous pleasure in presenting this hugely extended, four bedroom detached property located in the highly desirable area of West Park, vastly improved and upgraded, this substantial property provides a wealth of desirable key attributes such as; four large bedrooms, (master benefiting from huge en suite and fitted dressing room), fabulous family bathroom, superb lounge, separate dining room, excellent study, fantastic open concept shaker style kitchen diner, beautiful garden room, useful utility room, guest cloakroom, inviting entrance hallway, fabulous annex which includes en suite facilities, UPVC double glazing and composite door, recently installed gas central heating with a 6 year guarantee, beautiful decor throughout, established gardens (rear is South West facing), double garage, 4 vehicle driveway.



Superb location on a small enclave within West Park, excellent position, large plot, mature lawned garden with specimen tree, established shrubbery, four car driveway to double garage, entrance door into;

Welcoming entrance hallway of excellent proportions with bespoke oak stairs to the first floor accommodation and two fitted storage cupboards, front elevation window bringing in natural light, pristine decor, recessed spotlights, beautiful flooring.

Study situated to the front of the property with bay window, decorative coving, excellent decor.

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

Stylish dual aspect lounge benefiting from window to the front and door and large picture window to the rear, impeccable decor, decorative coving, attractive stone fireplace with inset coal effect gas fire.

Separate dining room with door and huge picture window to the rear elevation, wooden flooring, pastel decor, decorative coving.

Fabulous open concept kitchen diner comprising a range of oak shaker style wall, base and drawer cabinetry, wine racks, complimentary surfaces, integrated NEFF double oven, integrated NEFF gas hob, integrated extractor, integrated dishwasher, integrated fridge freezer, inset sink with chrome mixer tap, tiled floor, pastel decor, ample space to dine, recessed spotlights, pantry.

Large utility room with fitted shaker style wall and base cabinets, complimentary surfaces, plumbing for washing machine and space for tumble dryer, space for additional appliances, stainless sink with chrome mixer tap, glazed rear access door, tiled floor, neutral colour scheme.

Sunny garden room with French doors opening to the rear garden, neutral decor, recessed spotlights, tiled floor.

Fantastic annexe ideal as a teenager/fitness suite or for guest accommodation, with a large room which could be utilised as a bedroom/lounge and also benefiting from en suite facilities, superb decor.

To the first floor galleried landing, there is front elevation window providing natural light, immaculate decor.

Master double bedroom with rear elevation window, stylish decor and benefiting from;

Walk in wardrobes fitted with an array of rails/ shelving, dressing table.

Ensuite facilities comprising freestanding bath, oversized shower enclosure, close coupled WC and twin wall mounted washbasins, chrome heated towel radiator, complimentary tiling, recessed spotlights.

Bedroom two is another large double situated to the rear with fitted wardrobes, excellent decor.

Bedroom three is a further substantial double with fitted wardrobes and rear elevation window, immaculate decorative order.

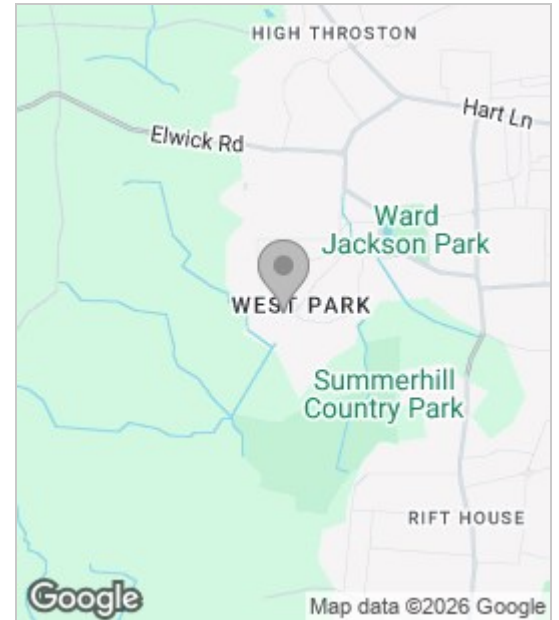
Bedroom four is another good size single room situated to the front of the property with fitted wardrobes, immaculately presented.

The family bathroom comprises bath, large separate shower unit and wall mounted vanity wash basin, WC, complimentary tiling, heated towel radiator.

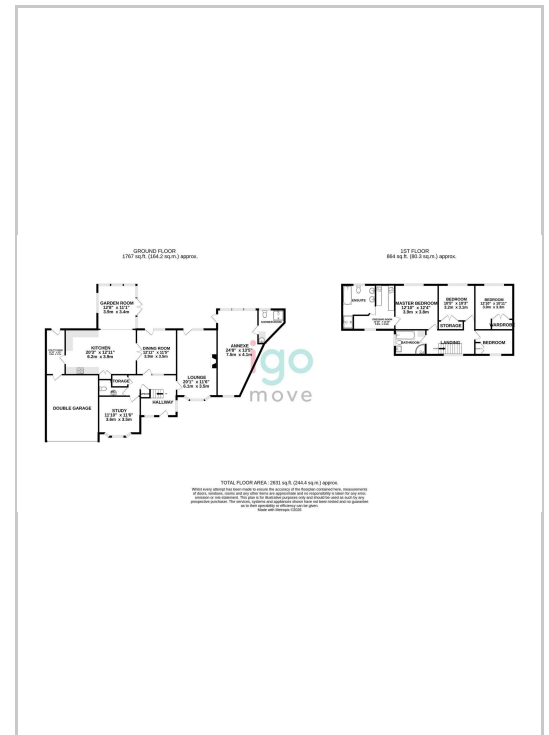
To the rear is an enclosed private mature, large South West facing garden laid to lawn with established shrubbery decking, pergola, patio and shed

With multiple extensions and presented to a high standard, this outstanding residence is sure to generate a great deal of interest, ensure early viewing by contacting us at Igomove at your earliest convenience.

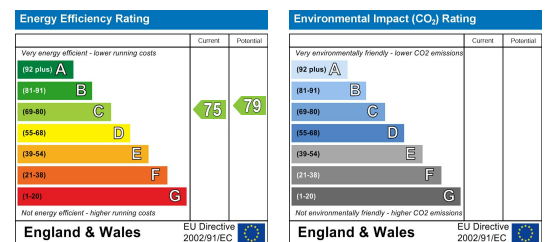
Area Map



Floor Plan



Energy Efficiency Graph



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