



44 Kingfisher Close

, Hartlepool, TS26 0GA

£575,000



Igomove are proud to present this absolutely outstanding 6 bed roomed executive detached residence in the premier address of Bishop Cuthbert, nestled amongst stylish homes of a similar calibre this fabulous abode boasts a host of key desirable elements which include; six double bedrooms across two floors (master benefitting from en suite facilities and walk in dressing room, and bedrooms two and three sharing Jack and Jill en suite), two family bathrooms, capacious entrance hall, rear aspect dining room, two further reception rooms (including a home bar), huge triple aspect lounge, chefs shaker style kitchen, large shaker utility room, guest cloakroom x 2, double detached garage, 3/4 car driveway, superb gardens, Upvc double glazing, gas central heating, underfloor heating to ground floor, impeccable decor throughout, electric entry and intercom system, freehold.



Welcoming, capacious entrance hall with spindled turned stairs to the first floor accommodation, two x fitted storage cupboards, tiled flooring, decorative coving, tasteful decor, recessed spotlights.

Fabulous triple aspect lounge, entered via double doors benefitting from bay window to the front elevation, twin side elevation windows and French doors opening to the rear garden, stone fireplace with log burner, decorative coving, wall lights, immaculate decor.

Stylish dining room entered from the hall via double doors with twin sets of French doors opening to the rear garden, impeccably presented, wall lights.

Chefs delight kitchen entered via double doors, fitted with an array of larder, display, shelving, basket, wall and drawer shaker style cabinetry, cabinet lighting, complimentary surfaces, tiled backsplash, enviable central breakfasting island with quartz surface, space for range cooker, integrated extractor hood, butlers sink with mixer tap, wine rack, integrated dishwasher, integrated fridge freezer, recessed spotlights, tiled floor,

Further reception room with bay window to the front elevation, impeccably presented with decorative coving, recessed spotlights.

Additional reception room to the rear with French doors opening to the rear garden, presently utilised as a delightful home bar, neutral decor, Herringbone flooring.

Guest cloakroom comprising WC and wash basin, complimentary tiled backsplash, herringbone flooring.

Additional cloakroom which comprises wash basin with complimentary tiled backsplash, WC, stylish decor, tiled floor.

Utility room with half glazed side elevation door fitted with a range of wall and base drawer line cabinets in a shaker style, complimentary surfaces, tiled backsplash, plumbing for washing machine, space for tumble dryer, ample space to perform laundry duties.

To the first floor there is a galleried landing with side elevation window bringing in natural light, decorative coving, recessed spotlights, wall lights, pristine decor and access to;

Master king size bedroom suite which comprises capacious bedroom with bay window to the front elevation, Impeccably presented with decorative coving, recessed spotlights and also benefitting from;

Huge walk in closet fitted with built in cabinetry.

Also featuring;

En suite bathroom with freestanding roll top bath, telephone style shower head, concealed cistern WC and vanity wash basin combination unit, oversized shower enclosure, superb tiling, recessed spotlights, heated towel radiator.

Bedroom two is a spacious double benefitting from bay window to the front of the property, delightful decor, it also enjoys;

Jack and Jill en suite which is shared with bedroom three comprising oversize shower enclosure, close coupled WC and pedestal wash basin, complimentary tiling to walls and floor, recessed spotlights, heated towel rail.

Bedroom three is also a large double with twin rear aspect windows, tasteful decor.

Bedroom six is a double located to the rear, immaculate decor.

The first family bathroom comprises bath, concealed cistern WC and vanity basin combination unit, excellent tiling, chrome heated towel radiator, recessed spotlights.

To the second floor landing there is a fitted storage cupboard and access to;

Bedroom four is a triple aspect double benefitting from Velux windows, neutral decor.

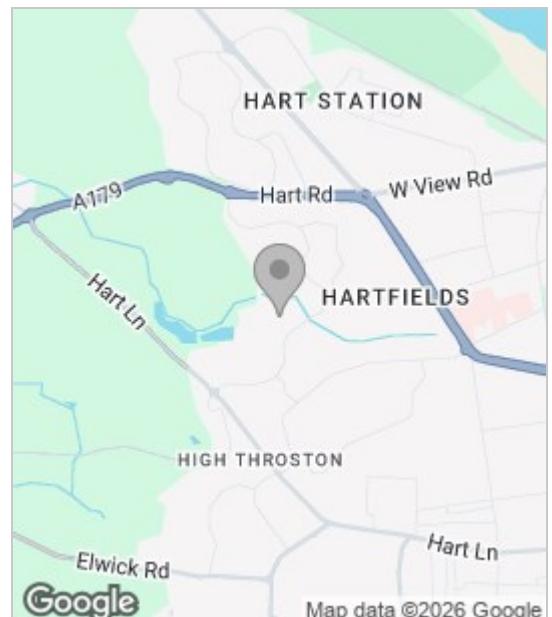
Bedroom five is a further dual aspect double with several Velux windows bringing in an abundance of natural light, pristine decorative order.

The second family bathroom comprises bath, pedestal wash basin and close coupled WC, complimentary tiled walls and floor.

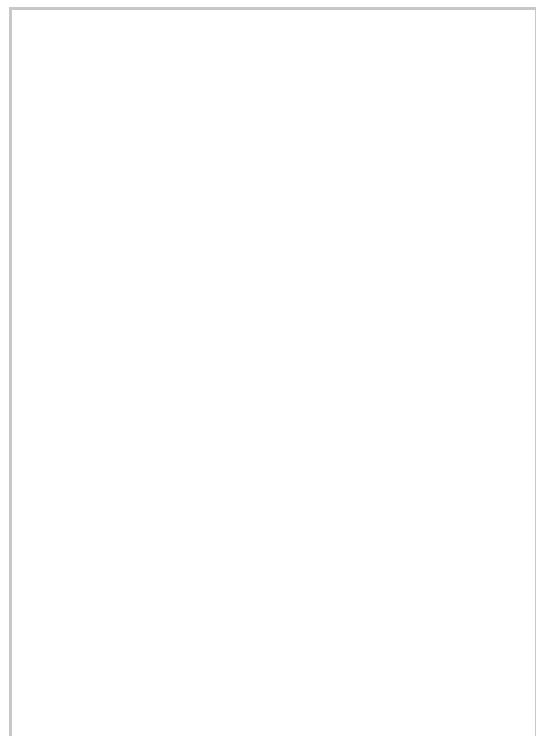
To the rear there is a generous landscaped garden laid to lawn with water supply, outside lights, awning, patio, shingled area, decking and well stocked mature trees and shrubs.

This capacious and impeccable executive residence invites you to an internal inspection, contact Igomove at your earliest conscience to view.

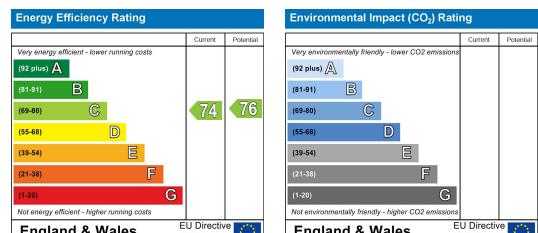
Area Map



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