

ARENIG COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5ER



- ▲ A Spacious Four Bedroom Detached Family Home
- ▲ Nicely Situated in A Small Cul-De-Sac of Detached Homes Off Marchlyn Crescent in Ingleby Barwick
- ▲ En-Suite Shower Room to The Master Bedroom with Two Bedrooms Sharing a Jack & Jill En-Suite
- ▲ Lounge with Electric Fire in Feature Surround & Front Bay Window
- ▲ Separate Dining Room Leading to The Spacious Double Glazed Conservatory
- ▲ Breakfast Kitchen with A Good Range of Fitted Units & Built-In Oven & Hob
- ▲ Family Bathroom & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Lawned Gardens to Front & Rear, Driveway & Single Garage

Offers Over £250,000

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 5.14m (16'10") x 3.24m (10'8") Measured into bay

DINING ROOM - 3.24m x 3.23m (10'8" x 10'7")

CONSERVATORY - 4.52m x 3.78m (14'10" x 12'5")

BREAKFAST KITCHEN - 4.32m x 3.27m (14'2" x 10'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.78m x 3.34m (12'5" x 10'11")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.03m x 1.72m (6'8" x 5'8")

BEDROOM TWO - 4.12m (13'6") reducing to 3.05m (10') x 2.52m (8'3")

JACK & JILL EN-SUITE - 2.08m x 1.79m (6'10" x 5'10")

BEDROOM THREE - 2.77m x 2.70m (9'1" x 8'10")

BEDROOM FOUR - 2.95m x 2.80m (9'8" x 9'2")
Fitted wardrobes.

BATHROOM - 1.93m x 1.87m (6'4" x 6'2")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with driveway leading to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DC/LS/ING230058/28032023

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**

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Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

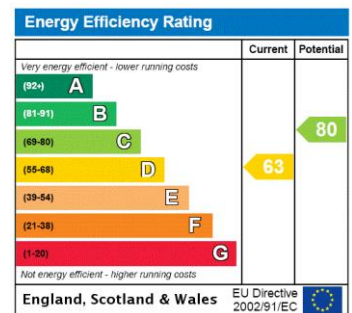
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 5.0223

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