



An individually designed, six double bedroom, three storey detached residence offering splendid accommodation which we feel would be of interest to both family or executive purchasers. The property provides extensive accommodation enhanced by high quality fittings together with attractive decor. Briefly comprises reception hallway, cloakroom/WC, extensive lounge with feature media wall and fireplace, dining room, family room, L' shaped kitchen/garden room with a comprehensive range of quality units together with granite work surfaces and integrated appliances together with separate utility room. On the first floor there are four double bedrooms with the master having a dressing area together with an en-suite shower room and in addition there is a family bathroom/WC with white suite. On the second floor there are two further bedrooms which could be utilised for a variety of purposes and in addition there is a shower room/WC with steam shower cubicle. Externally there is a pleasant, enclosed garden to the rear of the property with landscaped finish and to the front an extensive tegular block paved driveway/car hardstanding area which leads to the double garage. Features include gas central heating system, coated timber double glazing, comprehensive security system together with a built in sound system. This is a truly impressive property located in 'The Rings' area of Ingleby Barwick, which must be viewed internally to be fully appreciated.





GROUND FLOOR

RECEPTION HALLWAY - With coved ceiling, tiled flooring, under stairs cupboard and feature spindle staircase with attractive display lighting leading to the first floor.

CLOAKROOM/WC - With feature wash hand basin and low level WC with soft closing seat, tiled flooring, radiator, part tiled walls, coved ceiling, and downlights.

LOUNGE - 5.7m (18'8") into bay recess reducing to 4.88m (16') x 4.95m (16'3")

Feature media wall with an attractive inset electric fire. Double radiator, coved ceiling, and bay recess with double glazed windows and double doors leading to the rear garden. Double doors returning to hallway.

FAMILY ROOM - 4.34m x 3.6m (14'3" x 11'10")

With double radiator, two double glazed windows to the front elevation and coved ceiling.

DINING ROOM - 4.37m x 3.43m (14'4" x 11'3")

With double radiator, two double glazed windows to the front elevation and coved ceiling.

L' SHAPED KITCHEN & GARDEN ROOM - 5.3m (17'5") x 4.88m (16') reducing to 2.95m (9'8") plus 4.22m (13'10") x 2.95m (9'8")

Fitted with a comprehensive range of quality wall and floor units with attractive granite work surfaces incorporating one and a half bowl sink unit with mixer tap. Built in Countrychef Range style oven with eight ring gas hob and extractor fan in canopy. Further integrated appliances include microwave oven, coffee maker and dishwasher and a freestanding wine cooler are included within the sale. Tiled flooring, double radiator, downlights, double glazed window and garden room area with attractive vaulted ceiling having double glazed windows and double doors leading to the rear garden.

UTILITY ROOM - 2.77m x 1.7m (9'1" x 5'7")

Fitted stainless steel sink unit, washing machine and dryer. Radiator and double glazed side access door.

FIRST FLOOR

LANDING - With radiator, double glazed window, wall light points and coved ceiling.

MASTER BEDROOM - 4.52m x 4m (14'10" x 13'1")

With double radiator, two double glazed windows and coved ceiling.

EN-SUITE SHOWER ROOM - Double shower cubicle with mains fed shower, wash hand basin in vanity unit and semi-recessed low level WC. Chrome effect heated towel rail.

DRESSING ROOM - With fitted wardrobes to one wall, radiator, double glazed window, coved ceiling, and downlights.

BEDROOM TWO - 4.04m (13'3") to robes x 3.63m (11'11")

With two recessed double wardrobes, double radiator, double glazed window, and coved ceiling.

BEDROOM THREE - 3.96m (13') to robes x 3.6m (11'10")

With two recessed double wardrobes, two double glazed windows to the front elevation, double radiator, and coved ceiling.



BEDROOM FOUR - 2.8m (9'2") to robes x 2.77m (9'1")

With two recessed double wardrobes with one enclosing the hot water tank and Baxi wall mounted boiler. Double radiator, double glazed window, and coved ceiling.

FAMILY BATHROOM/WC - White suite comprising; large bath with feature wash hand basin and low level WC. Downlights, double glazed window, chrome effect heated towel rail, part tiled walls and corner shower cubicle with mains fed shower fitted.

SECOND FLOOR

LANDING AREA - With Velux window.

BEDROOM FIVE - 4.95m (16'3") plus dormer x 3.66m (12')

With double glazed window, Velux window, double radiator, downlights, and entertainment system cupboard.

BEDROOM SIX - 4.95m (16'3") x 4.52m (14'10") reducing to 3.66m (12')

Double glazed window, Velux window, double radiator, downlights, and hatch to storage area.

SHOWER ROOM/WC - With Jacuzzi fittings including shower cubicle, pedestal wash hand basin and low level WC. Steam shower cubicle, double glazed window and Amtico flooring and chrome effect heated towel rail.

EXTERNALLY

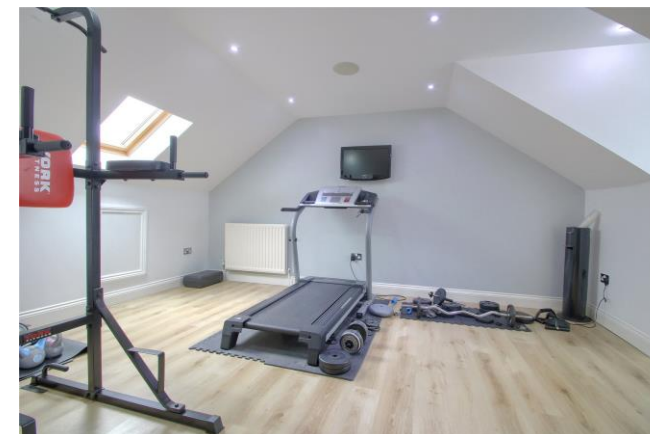
GARDENS & DOUBLE GARAGE - To the front of the property there is an extensive tegular block paved car hardstanding area/drive leading to the double garage with two up and over doors, power points and lighting. To the rear of the property there is an enclosed garden mainly laid to lawn with an extensive stone paved patio together with tegular block paved side path and outside lighting. To the side there is a generous timber shed.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/ING230094/23102023

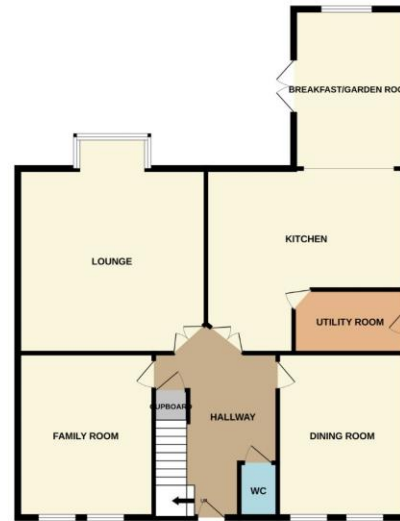
VIEWING: By appointment through our Ingleby Barwick office on Tel: **01642 763636**



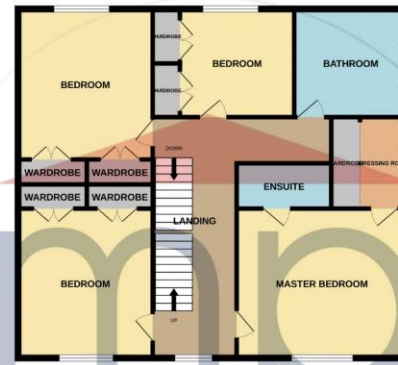
6 Hadrian Way, Ingleby Barwick, Stockton-on-Tees, TS17 5LN



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
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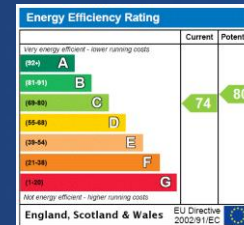
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