

BRAMFIELD WAY, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5AU



- ▲ Set at The Bottom of a Cul-De-Sac
- ▲ Over 1,800 Sq. Ft of Living Accommodation
- ▲ Six Bedroom Detached Home
- ▲ South Westerly Facing Rear Garden
- ▲ Three Reception Rooms & Fabulous Kitchen/Family Room

- ▲ Detached Double Garage & Double Width Driveway
- ▲ CCTV & Alarm System
- ▲ Three Shower/Bathrooms

£399,999

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Substantially larger than its outward appearance would have you believe, this hugely impressive, detached home with six bedrooms is perfect for just about for any sized family. Having undergone extensive re-modelling and refurbishment over recent years to provide imaginative well planned, superbly presented accommodation.

Set in a cul-de-sac portion overlooking the valley and featuring a South Westerly facing rear garden, detached double garage, double width driveway and is fabulously presented throughout.

The well planned living space of approx. 1872.92 sq. ft arranged over three floors comprises entrance hall, three reception rooms, cloakroom/WC, utility room and open plan kitchen/family room with stunning range of modern Shaker design units. The first floor has four double bedrooms (modern en-suite to the master) and family bathroom. The second floor has two further double bedrooms (one with modern en-suite bathroom). The property sits on a generous plot with front and rear gardens.

Other features include gas central heating, UPVC double glazed windows, Karndean flooring throughout the ground floor, alarm system and CCTV system.

GROUND FLOOR

ENTRANCE HALL

DINING ROOM - 3.58m (11'9") into bay window x 3.4m (11'2")

RECEPTION ROOM - 3.58m (11'9") into bay window x 3.1m (10'2")

REAR LOUNGE - 4.34m x 3.1m (14'3" x 10'2")

DOWNSTAIRS WC

FAMILY KITCHEN AREA - 6.65m (21'10") (max) x 4.2m (13'9") (max)

UTILITY AREA - 2.13m x 1.78m (7' x 5'10")

TO VIEW: Tel: 01642 763636

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

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FIRST FLOOR

LANDING

BEDROOM 1 - 3.1, (10'2") x 3.96m (13') into wardrobes

EN-SUITE

BEDROOM 3 - 3.18m (10'5") into wardrobes x 3.1m (10'2")

BEDROOM 5 - 4.3m x 2.51m (14'1" x 8'3")

BEDROOM 6 - 3.18m x 2.57m (10'5" x 8'5")

BATHROOM

SECOND FLOOR

LANDING AREA

BEDROOM 2 - 4.78m (15'8") into bay x 3.18m (10'5")

EN-SUITE TWO

BEDROOM 4 - 4.78m x 2.57m (15'8" x 8'5")

EXTERNALLY

The property is in a lovely position overlooking the valley area of Ingleby Barwick and sits on a large plot with double width tarmac driveway for a number of cars leading up to the Double Detached Garage with up and over door, power supply and light. There is a lawned garden with a flagstone pathway leading to the front door. To the side there is gated access leading to the South Westerly facing rear garden with large concrete patio area, grassed lawn, raised sleeper beds, outside tap, and power.

AGENTS REF: - MH/GD/ING230387/06112023

Council Tax Band: F **Tenure:** Freehold

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GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.

2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

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property consultants

TOTAL FLOOR AREA: 2182 sq.ft. (202.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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