

BERNICA GROVE, INGLEBY BARWICK, STOCKTON ON TEES, TS17 0FR



- ▲ Meticulously Kept, Comfortable & Very Nicely Presented McLeans Built Detached House
- ▲ Four Bedrooms Detached House
- ▲ Front Lounge, Dining Room & Kitchen

- ▲ Cul-De-Sac Position
- ▲ Off Street Parking & Integrated Garage
- ▲ Generous Rear Garden

£279,000

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Very pleasantly positioned in a quiet cul-de-sac on the always popular and well sought after Sober Hall, this meticulously kept and tastefully decorated McLeans built detached house has four bedrooms and two bath/shower rooms.

Briefly, the accommodation comprises entrance hall, lounge, separate dining room with French doors, a well-equipped kitchen with access into the integrated garage, useful utility room and cloakroom/WC. The first floor has master bedroom with built-in wardrobes and shower room en-suite, three further bedrooms and bathroom with a white three-piece suite. Outside, there's an open plan front lawn, smart double width driveway and integral single garage. The attractive rear garden is well laid out and a nice place to spend your time.

Other features include gas central heating and UPVC double glazed windows.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, staircase to the first floor and radiator.

LOUNGE - 5.05m (16'7") into depth of bay window x 4.17m (13'8")

With woodgrain effect laminate flooring, radiator, bay window and living flame electric fire in feature surround with marble hearth.

DINING ROOM - 2.95m x 2.8m (9'8" x 9'2")

With radiator, woodgrain effect laminate flooring and UPVC French doors open to the rear garden.

KITCHEN - 3.1m x 2.95m (10'2" x 9'8")

Fitted with a range of grey wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl ceramic sink unit with mixer tap over, four ring gas hob with tiled splashback and electric extractor fan over, integrated electric oven, slate tile effect vinyl flooring, under stairs storage cupboard, radiator, and access to the integrated garage.

UTILITY ROOM - 1.88m x 1.6m (6'2" x 5'3")

With plumbing for washing machine, slate tile effect vinyl flooring, and UPVC door to the rear garden.

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

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CLOAKROOM/WC - Two-piece suite comprising wash hand basin with tiled splashback, WC, radiator, slate tile effect vinyl flooring and electric extractor fan.

FIRST FLOOR

LANDING - With access to the loft space.

MASTER BEDROOM - 3.5m x 3.3m (11'6" x 10'10")
With radiator and built-in wardrobes with mirror sliding doors.

EN-SUITE - Fitted with a three-piece suite comprising shower cubicle with concertina glass door and tiled splashback, wash hand basin with mixer tap and WC. Part tiled walls, electric shaver point, and electric extractor fan.

BEDROOM TWO - 3.23m x 2.46m (10'7" x 8'1")
With radiator and built-in wardrobes.

BEDROOM THREE - 2.87m x 2.44m (9'5" x 8')
With radiator and built-in wardrobe with sliding doors.

BEDROOM FOUR - 2.46m (8'1") (max) x 1.98m (6'6") (max)
With radiator.

BATHROOM - Fitted with a three-piece suite comprising panelled bath with mixer tap and shower attachment, WC, wash hand basin, part tiled walls, radiator, and electric extractor fan.

EXTERNALLY

GARDENS & GARAGE - Externally the property is located in a small road with three other houses and features a lawned front garden with mature hedge border and side gated access leading to the generous rear garden with raised flagstone patio area, small brick wall, lawn, further raised timber decked area, outside tap, brick boundary wall to the rear and mature bush borders to either side. The property has plenty of space to extend subject to planning and building consents.

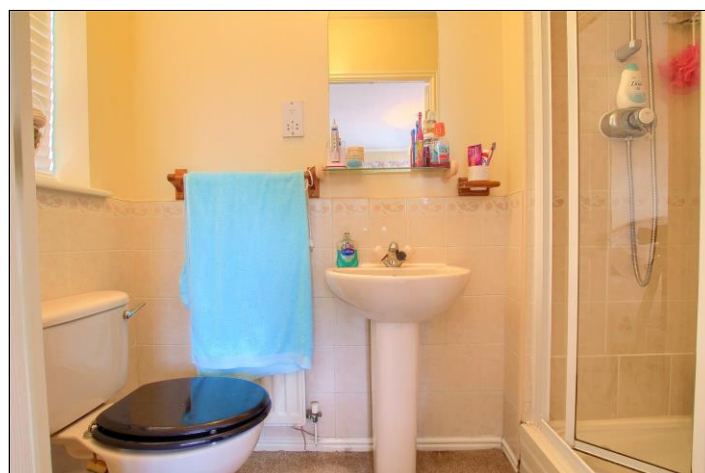
INTEGRATED GARAGE - A double width tarmac driveway leads to an integrated garage with up and over door, power supply and light.

D

AGENTS REF: - MH/LS/ING230404/20092023

Council Tax Band: D **Tenure:** Freehold

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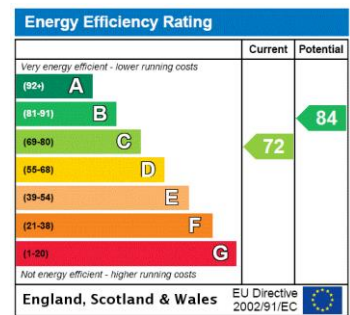


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