

BLENCATHRA CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 8FT



- ▲ Offered to The Market with a Chain Free Sale
- ▲ Barret Built 'Tavistock' Designed Detached Home
- ▲ Bright, Modern & Cheerful
- ▲ Professional Loft Conversion
- ▲ Five Bedroom/Three Bathrooms

- ▲ Open Plan Kitchen/Diner & Utility Room
- ▲ Concrete Patterned Driveway & Integrated Garage
- ▲ Solar Panels That are Owned
- ▲ Gas Central Heating & UPVC Double Glazed Windows

£200,000

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The current owners of this Barret built 'Tavistock' designed detached house have professionally converted the loft to create a five bedroom/three-bathroom family home. Set over three floors, the property is perfect for just about any sized growing family and is located in a cul-de-sac position.

It's bright, modern, cheerful and will be easy to move straight into. Comprising briefly entrance hall, front lounge, an open plan kitchen/diner with modern units, useful utility room and cloakroom/WC. The first floor has three double bedrooms (bedroom two with ensuite), single room and family bathroom. The loft is now where the master bedroom is located and features an ensuite bathroom. Outside, the triple width concrete patterned driveway leads into a single garage and there is a neat, well-planned garden to the rear.

Other features include UPVC double glazed windows, solar panels, gas central heating and is offered with a simple chain free sale.

GROUND FLOOR

ENTRANCE HALL - Entered by a composite door with glass inlay. Stairs for first floor and radiator.

FRONT LOUNGE - 5.33m x 3.2m (17'6" x 10'6")
With radiator.

NEW OPEN PLAN KITCHEN/DINER - 5.18m x 2.92m (17' x 9'7")
Fitted with a range of modern high gloss design floor, wall, and drawer units with complimentary wood effect work surfaces, four ring gas hob with brush steel splash back and brush steel electric extractor fan over, integrated electric oven, stainless steel sink with mixer tap over, wood grain effect vinyl flooring, LED downlights, understairs storage cupboard, radiator, UPVC French doors leading out to the rear garden.

UTILITY ROOM - 1.85m x 1.6m (6'1" x 5'3")
Cream high gloss floor unit with wood effect worksurface, plumbing for washing machine and space for a dryer, wall mounted Ideal Logic boiler, electric extractor fan, wood grain effect vinyl flooring and radiator.

W.C. - 1.6m x 0.91m (5'3" x 3')
Modern two-piece suite with wash handbasin and tiled splash back, low level w.c., wood grain effect vinyl flooring and electric extractor fan.

TO VIEW: Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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FIRST FLOOR

LANDING - With airing cupboard housing the water tank, radiator, and access to stairs to the second floor.

BEDROOM 2 - 4.17m x 3.07m (13'8" x 10'1")
With radiator.

EN SUITE - Fitted with a modern three-piece suite with shower cubicle and glass shower door, wash handbasin, mixer tap, low level w.c., electric extractor fan, radiator, and tiled effect vinyl flooring.

BEDROOM 3 - 3.94m (12'11") into recess x 2.64m (8'8")
With radiator.

BEDROOM 4 - 2.8m x 2.5m (9'2" x 8'2")
With radiator.

BEDROOM 5 - 3.4m (11'2") (max) x 1.98m (6'6") (max)
With radiator.

SECOND FLOOR - The loft has been professionally converted to create the ...

MASTER SUITE - 3.7m (12'2") with reduce head height x 5.05m (16'7")
Which features two Velux windows, eaves storage, and radiator.

EN SUITE - Fitted with a modern three-piece suite with double walk-in shower with glass shower screen, drench shower

head over, shower attachment, mozique tiled splash backs, chrome towel rail, vanity sink until and wash handbasin and low level w.c., tiled effect vinyl flooring and Velux window.

EXETERNAL - To the front there is a double width concrete pattern driveway with bush borders and an electric 'E' charger, leading up to the single garage with up and over door, power supply and light. Side gated access leading to the rear garden with flagged stone patio area and grass lawn.

TENURE - Freehold

COUNCIL TAX BAND - D

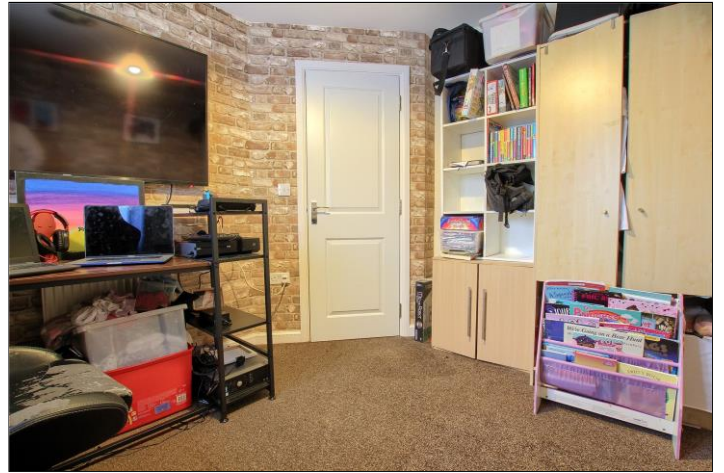
AGENTS REF: MH/GD/ING230433/29092023

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

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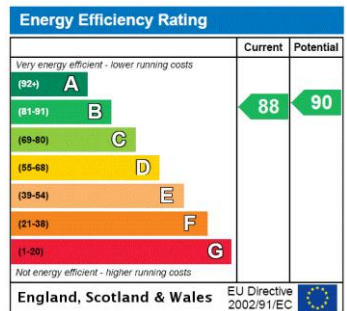


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