# FLORET WAY, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0GB





- ▲ A Stunning Five Bedroom Detached Family/Executive Home Constructed In 2022 By Miller Homes
- Designed To the Popular 'Thetford' Design & Set Within the Beckside Manor Development at The Edge of Ingleby Barwick
- Delightful Plot with Southerly Rear Aspect, Block Paved Double Width Driveway & Double Garage
- Extensively Improved & Upgraded Over & Above the High Specification Offered by The Builders
- Delightful Lounge with Front Bay Window & Dining/Family Area Opening to The Kitchen

- Stunning Kitchen with Upgraded Fittings & Built-In Double Oven, Microwave, Five Ring Gas Hob, Fridge/Freezer, Dishwasher & Wine Cooler
- Matching Upgraded Utility Room with Integrated Washing Machine & Cloakroom/WC
- En-Suite Shower Rooms to The Two Principal Bedrooms & Family Bathroom with White Suite & Separate Shower Enclosure
- Gas Central Heating System, Double Glazing & Security Alarm System

£440,000



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Extensively improved and upgraded over and above the high specification offered by the builders, a stunning five bedroom detached family/executive home constructed in 2022 by Miller Homes. designed to the popular 'Thetford' design, set within the Beckside Manor Development at the edge of Ingleby Barwick and situated on a delightful plot with southerly rear aspect, block paved double width driveway and double garage.

#### **GROUND FLOOR**

### ENTRANCE HALLWAY

LOUNGE - 5.33m (17'6") x 3.66m (12') Measured into bay

DINING/FAMILY AREA - 5.28m x 4.06m (17'4" x 13'4") Opening directly to ...

KITCHEN - 4.17m x 2.8m (13'8" x 9'2")

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UTILITY ROOM - 1.9m x 1.83m (6'3" x 6')

CLOAKROOM/WC - 1.9m x 1.83m (6'3" x 6')

#### FIRST FLOOR

### LANDING

MASTER BEDROOM - 4.5m (14'9") reducing to 3.15m (10'4") x 3.84m (12'7")

**DRESSING ROOM** Fitted wardrobes to one wall.

### EN-SUITE SHOWER ROOM - 2.5m x 1.22m (8'2" x 4')



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**BEDROOM TWO** - **3.33m x 3.02m (10'11" x 9'11")** Fitted wardrobes.

EN-SUITE - 2.24m x 1.88m (7'4" x 6'2")

**BEDROOM THREE** - **3.76m x 2.92m (12'4" x 9'7")** Fitted wardrobes.

**BEDROOM FOUR** - **4.24m x 2.51m (13'11" x 8'3")** Fitted wardrobes.

**BEDROOM FIVE** - 3.25m x 2.24m (10'8" x 7'4") Fitted wardrobes.

BATHROOM - 2.67m x 1.96m (8'9" x 6'5")

# DOUBLE GARAGE - 5.92m (19'5") x 4.57m (15') reducing to 3.66m (12')

With double up and over door, wall mounted Baxi boiler, power points and lighting.

AGENTS REF: - DC/LS/ING230487/27102023

Council Tax Band: E Tenure: Freehold

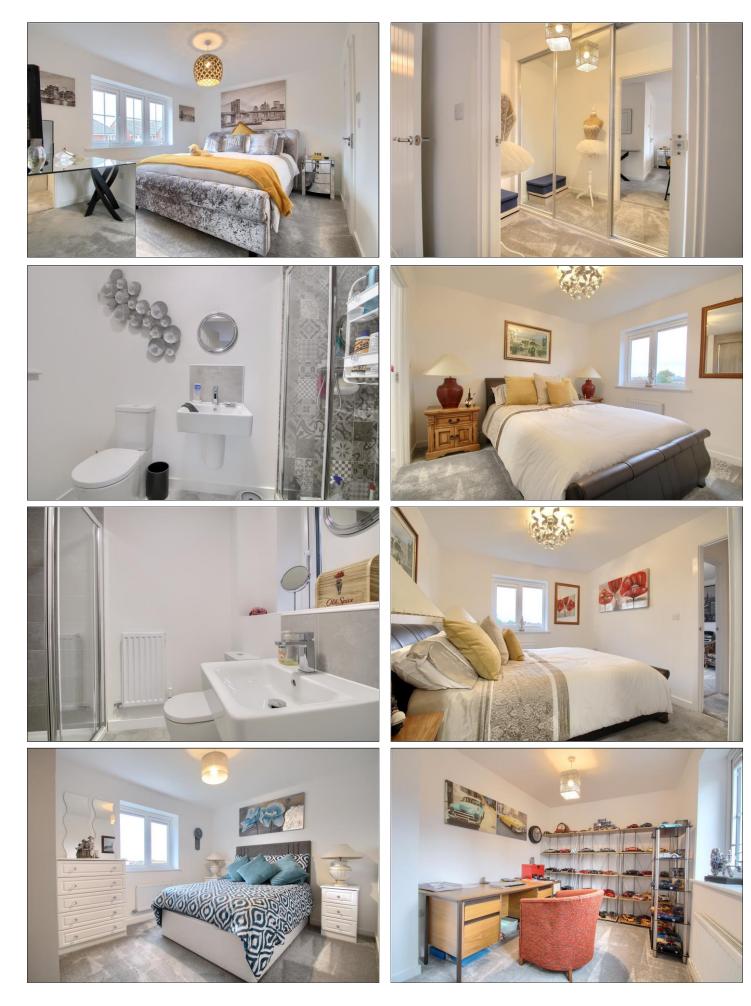
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#### **EXTERNALLY**

**GARDENS & PARKING** - Lawned front garden with shrub borders and a block paved double width driveway leads to the double garage. The rear garden enjoys a Southerly aspect and is mainly laid to lawn with a generous paved patio area. In addition, there is a substantial purpose built insulated summerhouse with timber storage sheds.



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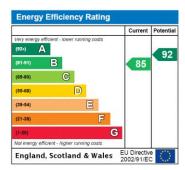


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