

# 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 Becksid 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 Becksde 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")**

**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')**

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

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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")**

### **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.

### **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

**TO VIEW:** Contact our Ingleby Barwick office on

Tel: **01642 763636**





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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
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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