

ST. DAVIDS GROVE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5HE



- ▲ A Very Impressive, Significantly Extended & Improved Four Bedroom Detached Family Home
- ▲ Enjoying A Substantial Family/Dining Room Extension with Seven Windows, Double Doors to The Rear Garden & A Wood Burning Stove
- ▲ Kitchen with A Generous Range of Fitted Units, Granite Worktops, Belfast Style Sink Unit, Built-In Range Oven & Integrated Dishwasher
- ▲ Spacious Lounge with Double Glazed French Doors to The Rear Garden & Versatile Study
- ▲ Utility Room with Further Fitted Units & Granite Worktops Together with A Ground Floor Cloakroom/WC
- ▲ Occupying A Delightful Plot with Attractively Presented, Landscaped Gardens, A Double Width Driveway & Single Garage
- ▲ Four Bedrooms All with Fitted Wardrobes & The Master Has an En-Suite Shower Room Together with A Family Bathroom
- ▲ Gas Central Heating System & Double Glazing
- ▲ Originally Constructed by Shepherd Homes & Set Within the Popular Roundhill Area of Ingleby Barwick

£295,000

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Originally constructed by Shepherd Homes and set within the popular Roundhill Area of Ingleby Barwick, a very impressive, significantly extended and improved four bedroom detached family home occupying a delightful plot with attractively presented, landscaped gardens, a double width driveway and single garage.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

STUDY. - 2.92m x 2.74m (9'7" x 9')

LOUNGE - 4.47m x 3.15m (14'8" x 10'4")

KITCHEN - 5.03m x 2.8m (16'6" x 9'2")

Opening to ...

FAMILY/DINING ROOM - 5.16m x 4.62m (16'11" x 15'2")

UTILITY ROOM - 2.57m x 1.96m (8'5" x 6'5")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.8m (12'6") reducing to 2.74m (9') x 3.48m (11'5") to robes

Fitted wardrobes.

EN-SUITE SHOWER ROOM

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

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BEDROOM TWO - 4.01m x 2.57m (13'2" x 8'5")
Fitted wardrobes.

BEDROOM THREE - 3.35m x 2.77m (11' x 9'1")
Fitted wardrobes.

BEDROOM FOUR - 2.92m (9'7") to robes x 1.98m (6'6")
Fitted wardrobes to one wall.

BATHROOM - 2.18m x 1.8m (7'2" x 5'11")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a double width driveway leading to the single garage with up and over door, power points and lighting. The professionally landscaped rear garden has a shaped astro turf lawn, generous paved patio, gravelled section, and fenced boundary.

AGENTS REF: - DC/LS/ING240022/19012024

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**

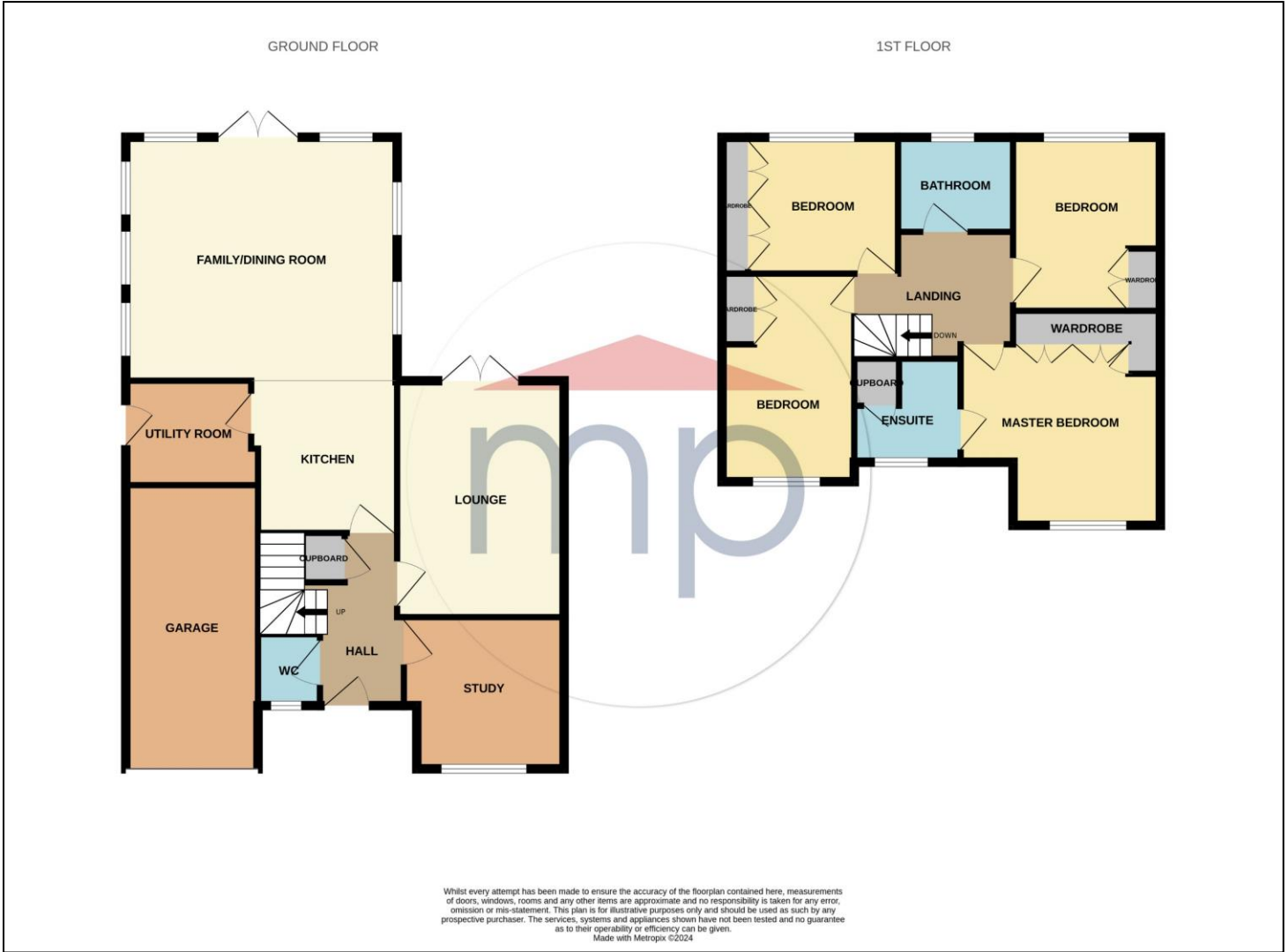


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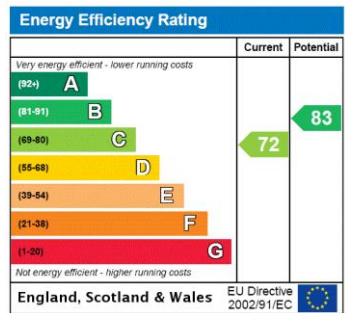
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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