

BUNTING CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0TA



- ▲ Extended McLean's Built Detached House
- ▲ Corner Plot Position Set in a Cul-De-Sac Position
- ▲ Four Bedrooms & Two Stunning Shower Rooms
- ▲ Lounge, Dining Room & Outstanding Breakfast Kitchen

- ▲ Double With Block Paved Driveway
- ▲ Double Integrated Garage
- ▲ Gas Central Heating with Worcester Combi Boiler
- ▲ UPVC Double Glazing & Composite Door
- ▲ Alarm System

£314,995

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Done & dusted! This excellent example of an extended McLean's built detached house set on a corner plot in a small cul-de-sac where homes rarely come to the market and perfect if you are looking for a four-bedroom detached in a popular location.

Comprising entrance hall, front lounge, dining room, fabulous breakfast kitchen with Shaker design units, useful utility room and downstairs WC. The first floor has four good size bedrooms (three with built-in fitted wardrobes) and two modern shower rooms. Outside there is a double width block paved driveway leading to the double integrated garage and beautifully presented rear garden.

Other features include a boarded loft with dropdown ladder, gas central heating with Worcester combi boiler, UPVC double glazing with composite front door and alarm system control.

GROUND FLOOR

ENTRANCE HALL - Smart composite entrance door with glass inlay, alarm system control, full height vertical tube radiator, woodgrain effect laminate flooring, Worcester Bosch thermostat heating control and staircase to the first floor.

FRONT LOUNGE - 4.2m (13'9") reducing to 2.7m (8'10") x 3.94m (12'11") reducing to 3.4m (11'2")

With radiator and living flame gas fire in feature surround with marble hearth.

DINING ROOM - 3.28m x 3.25m (10'9" x 10'8")

Entered via wooden French doors with glass inlay and featuring a radiator and UPVC French doors open to the rear garden.

KITCHEN BREAKFAST ROOM - 4.3m x 3.56m (max) (14'1" x 11'8" (max))

(max)
Fitted with a modern range of shaker design wall, drawer, and floor units with complementary marble effect work surface and breakfast bar, five ring AEG gas hob with tiled splashback and AEG brushed steel electric extractor fan over, electric oven and integrated washing machine. Deep under stairs storage cupboard, vertical tube radiator, LED downlights, tiled flooring, and large pantry cupboard.

UTILITY ROOM - 2.44m (8') x 2.16m (7'1") reducing to 1.02m (3'4")

With plumbing for washing machine, space for an American style fridge freezer, tiled flooring, radiator and internal access to the double garage.

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CLOAKROOM/WC - Fitted with a white two-piece suite comprising wash hand basin, WC, radiator, and tiled flooring.

FIRST FLOOR

LANDING - With access to the boarded loft via wooden dropdown ladder.

BEDROOM ONE - 4.2m (13'9") into wardrobes (max) x 3.15m (10'4") (max)

With radiator and built-in wardrobes with mirror sliding door and built-in drawers.

EN-SUITE - Fitted with a modern three-piece suite comprising shower cubicle with glass shower door, wash hand basin, WC, fully tiled walls, woodgrain effect laminate flooring, electric extractor fan and radiator.

BEDROOM TWO - 4.45m (14'7") into wardrobes reducing to 2.77m (9'1") x 2.4m (7'10") reducing to 1.52m (5')

With radiator and built-in wardrobes.

BEDROOM THREE - 3.38m (11'1") into wardrobes reducing to 2.67m (8'9") x 2.8m (9'2") reducing to 1.85m (6'1")

With radiator and built-in fitted wardrobes with mirror sliding door.

BEDROOM FOUR - 2.7m x 2.13m (8'10" x 7')

With radiator.

SHOWER ROOM - Fitted with an ultra-modern three-piece suite comprising double shower cubicle with glass shower screen, waterfall showerhead and shower attachment, vanity unit with wash hand basin and mixer tap, WC, fully tiled walls, LED downlights, woodgrain effect laminate flooring and full height chrome towel rail.

EXTERNALLY

GARDENS - To the front there is a lawned garden with Laurel border and side gated access leads to the beautifully presented rear garden with large block paved patio area, slate gravel area, pergola, outside power points, lawn, and outside tap.

DOUBLE GARAGE - A double width concrete driveway leads to a double garage currently sectioned into three parts with double electric up and over doors, power supply, lights and housing the Worcester Bosh combination boiler.

AGENTS REF: - MH/LS/ING240032/23012024

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

TO VIEW: Contact our Ingleby Barwick office on

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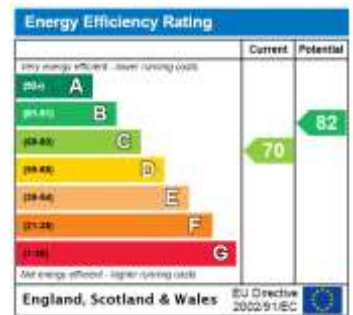
A photograph of the storefront for Michael Poole property consultants, featuring a blue sign and large windows displaying property listings.

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