

DULVERTON CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0NQ



- ▲ A four bedroom detached family home enjoying a delightful cul-de-sac position within the Sober Hall area of Ingleby Barwick
- ▲ Available with NO ONWARD CHAIN & Offering tastefully presented accommodation enhanced by high quality fittings
- ▲ Lawned gardens to front and rear, impressed concrete driveway and single garage
- ▲ Gas central heating system (new boiler installed in 2025), security system and double glazed windows (installed in 2024)

- ▲ Lounge with living flame effect gas fire and front bay window and dining room opening to the double glazed conservatory
- ▲ Kitchen with fitted units and built in oven and hob, together with a separate utility room
- ▲ Family bathroom with white three piece suite and ground floor cloakroom/WC
- ▲ Hatch to part boarded loft with access ladder
- ▲ Four bedrooms with two having fitted wardrobes and the master has a redesigned en-suite shower room

£279,000

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A four bedroom detached family home enjoying a delightful cul-de-sac position within the Sober Hall area of Ingleby Barwick offering tastefully presented accommodation enhanced by high quality fittings with lawned gardens to front and rear, impressed concrete driveway and single garage.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE - 4.26m (14') x 4.11m (13'6") Measured into bay window

DINING ROOM - 2.90m x 2.72m (9'6" x 8'11")

CONSERVATORY - 3.38m x 2.20m (11'1" x 7'3")

KITCHEN - 3.65m x 2.88m (12' x 9'5")

UTILITY ROOM - 2.10m x 1.48m (6'11" x 4'10")

FIRST FLOOR

LANDING

MASTER BEDROOM - 3.67m x 3.67m (12' x 12')
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.11m x 1.45m (6'11" x 4'9")

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Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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BEDROOM TWO - 3.03m x 2.98m (9'11" x 9'9")

Built-in Wardrobe.

BEDROOM THREE - 2.87m x 2.57m (9'5" x 8'5")

BEDROOM FOUR - 3.48m x 2.08m (11'5" x 6'10")

BATHROOM/WC - 2.10m x 1.89m (6'11" x 6'2")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with shrub borders and an impressed concrete driveway leading to the single garage with up and over door, rear access door, power points and lighting. The delightful rear garden is enclosed and mainly laid to lawn with shrub borders. In addition, there is a timber shed, outside power points and water taps and security lighting to front and rear.

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AGENTS REF: - DC/LS/ING250265/20022026

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

TO VIEW: Contact our Ingleby Barwick office on

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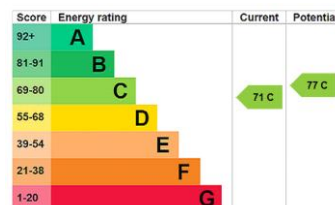




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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