

BINCHESTER COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5LY



- ▲ A substantial six bedroom detached family/executive home nicely positioned within 'The Rings' area of Ingleby Barwick
- ▲ Offering extremely spacious accommodation enhanced by attractive decor and high quality fittings
- ▲ Spacious lounge with electric fire set in a feature surround and sitting room created from half of the original double garage
- ▲ Full width 37ft kitchen/dining/family area with a range of integrated appliances and Bi-folding doors to the rear
- ▲ Utility room and ground floor cloakroom/WC
- ▲ Master bedroom with dressing room and en-suite bathroom, with two bedrooms sharing a Jack & Jill en-suite facility
- ▲ Family bathroom with white three piece suite and separate shower enclosure
- ▲ Lawned gardens to front and rear, block paved double width driveway and single garage
- ▲ Gas central heating system and double glazing

£399,950

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 5.08m x 3.70m (16'8" x 12'2")

SITTING ROOM - 4.74m x 2.51m (15'7" x 8'3")

KITCHEN/DINING/FAMILY AREA - 11.27m x 3.38m (37' x 11'1")

UTILITY ROOM - 2.24m x 1.68m (7'4" x 5'6")

FIRST FLOOR

LANDING

MASTER BEDROOM - 5.60m (18'4") reducing to 3.74m (12'3") x 3.38m (11'1")

DRESSING ROOM -

EN-SUITE BATHROOM - 3.00m x 1.87m (9'10" x 6'2")

BEDROOM TWO - 4.38m (14'4") reducing to 3.05m (10') x 3.20m (10'6")

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

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JACK & JILL EN-SUITE - 2.17m x 1.94m (7'1" x 6'4")

BEDROOM THREE - 3.88m (12'9") reducing to 2.97m (9'9") x 3.20m (10'6")

Door to Jack & Jill En-Suite.

BEDROOM FOUR - 3.80m (12'6") x 3.12m (10'3") reducing to 1.74m (5'9")

BEDROOM FIVE - 3.44m (11'3") reducing to 3.82m (12'6") x 2.94m (9'8")

BEDROOM SIX - 2.95m x 2.81m (9'8" x 9'3")

BATHROOM - 2.81m x 1.93m (9'3" x 6'4")

EXTERNALLY

GARDENS, PARKING & GARAGE - Lawned front garden with a gravelled area. A double width block paved driveway provides useful off street parking and leads to the single garage with power points and lighting. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

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AGENTS REF: - DC/LS/ING250398/12052026

Council Tax Band: F **Tenure:** Freehold

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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