

**CHURCH FIELD WAY, INGLEBY BARWICK,
STOCKTON-ON-TEES, TS17 5AW**



- ▲ An outstanding four bedroom detached family home, extended and remodelled to the highest specifications
- ▲ Enjoying a delightful plot position with Southerly rear aspect within the popular Broomhill area of Ingleby Barwick
- ▲ Spacious lounge opening to the stunning garden room extension with vaulted ceiling and double doors to the rear
- ▲ Redesigned kitchen/dining room with built in oven and hob, microwave, integrated fridge/freezer and washing machine
- ▲ Family room created from the original garage space with a useful walk-in storage cupboard and ground floor cloakroom/WC
- ▲ Four bedrooms with the master having fitted wardrobes and an impressive en-suite shower room
- ▲ Luxurious bathroom with white suite including a freestanding bath with shower taps and attractive fittings
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Block paved area to the front of the house providing generous off street parking & pleasant, enclosed garden to the rear

Offers Over £299,995

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GROUND FLOOR

CLOAKROOM/WC

LOUNGE - 4.44m x 3.56m (14'7" x 11'8")
Opening to ...

GARDEN ROOM - 3.83m x 3.72m (12'7" x 12'2")

KITCHEN/DINING ROOM - 8.40m (27'7") x 2.98m (9'9")
Measured into bay

FAMILY ROOM - 4.08m x 2.39m (13'5" x 7'10")
Walk-in storage cupboard.

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.94m (16'2") reducing to 3.26m (10'8") x 3.27m (10'9")

EN-SUITE SHOWER ROOM - 2.16m (7'1") reducing to 1.36m (4'6") x 1.75m (5'9")

BEDROOM TWO - 4.41m x 2.57m (14'6" x 8'5")

BEDROOM THREE - 3.24m x 2.58m (10'8" x 8'6")

BEDROOM FOUR - 2.63m x 2.58m (8'8" x 8'6")

BATHROOM - 2.55m x 2.21m (8'4" x 7'3")

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

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EXTERNALLY

PARKING & GARDEN

To the front of the property there is a generous block paved area providing off street parking for a number of vehicles. The rear garden enjoys a Southerly aspect and is mainly laid to lawn with shrub borders, a paved patio area and timber shed. To one side of the house there is an access path and gate and to the other side a useful storage shed.

AGENTS REF: - DC/LS/ING250451/01102025

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

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