

**PENNYDARREN WAY, INGLEBY BARWICK,  
STOCKTON-ON-TEES, TS17 5JA**



- ▲ A substantial five bedroom detached family/executive home offered for sale with NO ONWARD CHAIN
- ▲ Built to the Charles Church 'Holland' design and occupying a delightful plot within the prestigious 'Deneside' development
- ▲ Generous plot with lawned gardens to front and rear, block paved double width driveway and detached double garage
- ▲ Spacious lounge and separate sitting room
- ▲ Full width kitchen/dining/family area with fitted units, granite worktops and two sets of double glazed French doors to the rear
- ▲ Utility room with further fitted units and granite worktops together with a ground floor cloakroom/WC
- ▲ Five bedrooms with the master having a dressing room and en-suite shower room
- ▲ Two further bedrooms share a Jack & Jill en-suite shower room and there is a family bathroom with white suite and separate shower
- ▲ Gas central heating system, double glazing and security alarm system

**£480,000**

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**GROUND FLOOR**

**RECEPTION HALLWAY**

**CLOAKROOM/WC**

**LOUNGE - 5.79m x 4.11m (19' x 13'6")**

**SITTING ROOM - 4.40m x 3.86m (14'5" x 12'8")**

**KITCHEN/DINING/FAMILY ROOM - 10.89m (35'9") x 3.16m (10'4") reducing to 2.63m (8'8")**

**UTILITY ROOM - 2.68m x 1.82m (8'10" x 6')**

**FIRST FLOOR**

**GALLERIED LANDING**

**MASTER BEDROOM - 4.41m (14'6") reducing to 3.88 (12'9") x 4.16m (13'8")**

**DRESSING ROOM - 2.84m x 2.38m (9'4" x 7'10")**

**EN-SUITE SHOWER ROOM**

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

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**BEDROOM TWO - 4.19m x 3.64m (13'9" x 11'11")**

**JACK & JILL EN-SUITE SHOWER ROOM**

**BEDROOM THREE - 3.79m x 2.85m (12'5" x 9'4")**

**BEDROOM FOUR - 3.32m x 2.67m (10'11" x 8'9")**

**BEDROOM FIVE/STUDY - 2.37m x 2.21m (7'9" x 7'3")**

**BATHROOM - 2.75m x 2.20m (9' x 7'3")**

## EXTERNALLY

### **GARDENS & DOUBLE GARAGE**

Lawned front garden with a block paved double width driveway providing off street parking and leading to the double garage with two up and over doors, power points and lighting. A paved side path and gate leads to the generous enclosed rear garden which is mainly laid to lawn with a paved patio area.

**AGENTS REF:** - DC/LS/ING250464/01102025

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

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Tel: **01642 763636**



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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	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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