

# BERWYNS ROAD, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5GX



- ▲ A substantial five bedroom detached family/executive home built by Avant Homes in 2023 to the sought after 'Coverham' design
- ▲ Located on the prestigious 'Copper Gardens' development off Roundhill Avenue in Ingleby Barwick
- ▲ Full width kitchen/dining/family area extending to over 36ft with two sets of double glazed French doors to the rear gardens
- ▲ Impressive Kitchen with an excellent range of fitted units & granite worktops, built in oven, ceramic hob, integrated fridge/freezer & dishwasher

- ▲ Utility room with further fitted units with granite worktops and a ground floor cloakroom/WC
- ▲ Five spacious double bedrooms with three having high quality fitted wardrobes
- ▲ En-suite bathroom to the master bedroom with two bedrooms sharing a Jack & Jill en-suite and the family bathroom has a separate shower enclosure
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Attractive gardens to front and rear, block paved double width driveway and double garage

**£455,000**

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Details typed and sent for approval for above. A substantial five bedroom detached family/executive home built by Avant Homes in 2023 to the sought after 'Coverham' design located on the prestigious 'Copper Gardens' development off Roundhill Avenue in Ingleby Barwick with attractive gardens to front and rear, block paved double width driveway and double garage.

## GROUND FLOOR

### ENTRANCE HALLWAY

CLOAKROOM/WC - 1.88m x 1.71m (6'2" x 5'7")

LOUNGE - 4.80m x 3.64m (15'9" x 11'11")

KITCHEN/DINING/FAMILY AREA - 11.23m x 3.30m (36'10" x 10'10")

UTILITY ROOM - 1.94m x 1.84m (6'4" x 6')

## FIRST FLOOR

### LANDING

BEDROOM ONE - 5.30m (17'5") x 4.73m (15'6") reducing to 3.55m (11'8")

Fitted wardrobes.

EN-SUITE BATHROOM - 2.99m x 1.94m (9'10" x 6'4")

BEDROOM TWO - 4.08m x 3.13m (13'5" x 10'3")

JACK & JILL EN-SUITE SHOWER ROOM - 2.77m x 1.98m (9'1" x 6'6")

TO VIEW: Tel: 01642 763636

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

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# BERWYNS ROAD, TS17 5GX

## **BEDROOM THREE - 3.91m x 3.03m (12'10" x 9'11")**

Fitted wardrobes.

## **BEDROOM FOUR - 4.05m x 3.01m (13'3" x 9'11")**

Fitted wardrobes.

## **BEDROOM FIVE - 3.08m x 3.03m (10'1" x 9'11")**

## **BATHROOM - 2.85m x 1.80m (9'4" x 5'11")**

### **EXTERNALLY**

#### **GARDENS, PARKING & DOUBLE GARAGE**

Lawned front garden with a double width block paved driveway leading to the double garage with two up and over doors, power points and lighting. The surprisingly generous landscaped rear garden provides astro turf lawns and two extensive paved patio areas, ideal for outdoor entertaining.

**AGENTS REF:** - DC/LS/ING250572/11022026

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

**TO VIEW:** Contact our Ingleby Barwick office on

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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