

# BURDON GARTH, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5AR



- ▲ Extended Four Bedroom Detached
- ▲ Fabulous Presented & Finished to the Highest of Standard
- ▲ Cul-De-Sac Position
- ▲ Stunning Open Plan Kitchen/Living/Diner with a Range of Modern Units & NEFF Appliances
- ▲ Three Fantastic Modern Bath/Shower Rooms

- ▲ Two Reception Rooms (Could be Used as a Down Stair Bedroom)
- ▲ Off Street Parking with Integrated Garage with Electric Roller Door
- ▲ Muti Boiler System & Air Conditioning
- ▲ Beautifully Presented Through in Ready to Move in Condition
- ▲ Bedrooms with Fitted Wardrobes

**£335,000**

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Substantially larger than its outward appearance would have you believe, this hugely impressive four-bedroom detached house has undergone extensive re-modelling & refurbishment over recent years to provide imaginative well planned, superbly presented accommodation.

Set in a cul-de-sac position the stylishly presented home comprises entrance hall, family room with built in storage seats (could be used as a downstairs bedroom), large modern downstairs shower room, useful utility room and fabulous open plan kitchen/living/dining area with two sets of reinforced bi-folding doors which is very much the heart of the home. The first floor has landing, primary bedroom with built in wardrobes and stunning ensuite. Two further double bedrooms with built in wardrobes, roomy single bedroom and fabulous bathroom suite with role top bath. Outside there is parking to the front on the driveway leading to the integrate garage with electric door.

Multiple features include;

- Integrated bifold door blinds
  - Blinds throughout
  - Underfloor heating
  - Underfloor bathroom floor heating
  - Multi-boiler system
  - Three separate Hive hubs
  - Electric sky lights
  - Air conditioning to both downstairs and upstairs.
  - External lighting
  - electric garage door
  - New 18th edition electric board
  - Boarded loft
  - CCTV cameras (front and back)
  - Alarm system
  - Hot & cold outside taps
  - gates both sides of property
  - Outside electric point
  - Artificial grass & patio
  - New high-quality kitchen with NEFF appliances
  - Karndean flooring (full downstairs)
  - paint & decor (recent)
  - Solid internal doors/handles downstairs
- \* Recently Installed Front Door

**TO VIEW:** Tel: **01642 763636**

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

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## GROUND FLOOR

### ENTRANCE HALL

FAMILY ROOM - 3.66m (12') into bay window x 3.05m (10')

### STORAGE/PASSAGE

### GROUND FLOOR SHOWER ROOM

UTILITY ROOM - 3m x 1.55m (9'10" x 5'1")

OPEN PLAN KITCHEN/DINING/LIVING AREA - 7.44m (24'5") (max) x 6.5m (21'4") (max)

## FIRST FLOOR

### LANDING

PRIMARY BEDROOM - 4.98m (16'4") (max) x 3.7m (12'2") into recess

### EN-SUITE

BEDROOM TWO - 3.7m (12'2") excluding wardrobes x 2.46m (8'1")

BEDROOM THREE - 2.6m (8'6") x 2.6m (8'6") excluding wardrobes

BEDROOM FOUR - 2.67m x 2.6m (8'9" x 8'6")

## BATHROOM

## EXTERNALLY

### PARKING & GARAGE

Externally there is a double width driveway leading to an integrated garage with electric roller door.

### GARDEN

Rear garden with astro turf lawn, Indian flagstone patio area, outside tap and power.

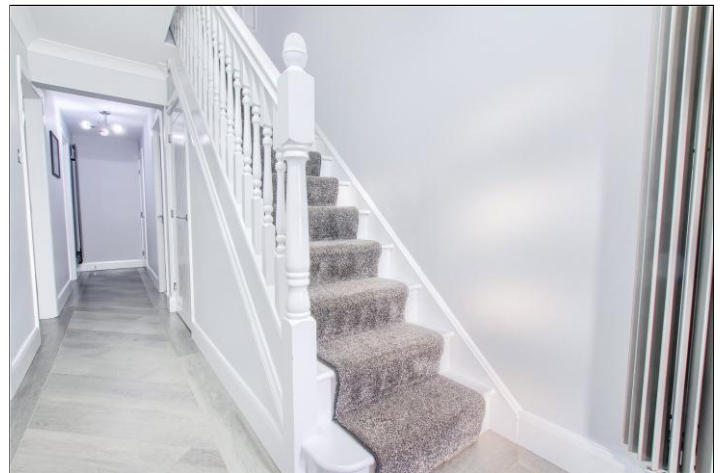
AGENTS REF: - MH/LS/ING260010/15012026

Council Tax Band: D      Tenure: Freehold

TO VIEW: Contact our Ingleby Barwick office on  
Tel: 01642 763636



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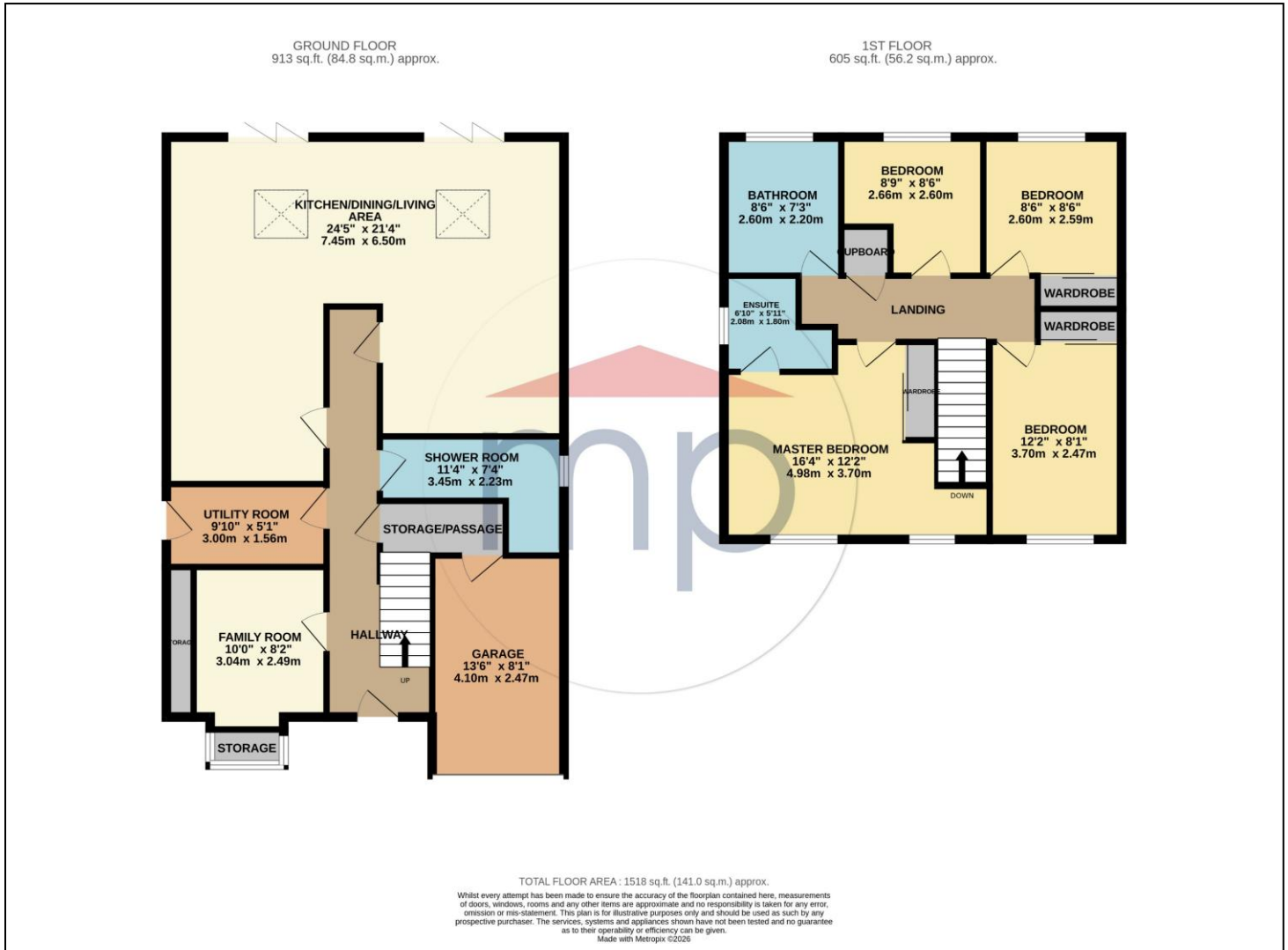


# BURDON GARTH, TS17 5AR

A photograph of a Michael Poole property consultants storefront at night. The storefront has a blue neon sign that reads "Michael Poole property consultants". The windows are large and display various property listings. The interior is lit up, showing a desk and chairs.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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