

**WOOLCOTTS CLOSE, INGLEBY BARWICK,  
STOCKTON-ON-TEES, TS17 0NF**



- ▲ Located within a small, exclusive cul-de-sac of detached homes off Challacombe Crescent in the popular Sober Hall area of Ingleby Barwick
- ▲ A beautifully presented and significantly extended four-bedroom detached executive home
- ▲ Occupying a delightful plot with landscaped gardens, picturesque rear views and a double width resin driveway
- ▲ Gas central heating system, double glazing, tasteful décor, premium flooring and replacement internal doors
- ▲ Elegant lounge featuring a living flame effect gas fire with a stylish feature surround and a private study with glass-panelled double doors
- ▲ Stunning open-plan kitchen/dining/family area with quartz worktops, quality fitted units, and a range of integrated appliances
- ▲ Adapted former double garage now offering a spacious utility room/gym
- ▲ Four well-appointed bedrooms including a luxurious master suite with Juliet balcony, dressing room, and en-suite shower room
- ▲ There is an en-suite to bedroom two, a luxurious redesigned family bathroom and boarded loft with access ladder

**£415,000**

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Set within a small exclusive cul-de-sac of detached homes off Challacombe Crescent in the Sober Hall area of Ingleby Barwick. A beautifully presented, extended and attractively remodelled four bedroom detached executive home, occupying a delightful plot with landscaped gardens and picturesque views to the rear. The house is warmed by a gas central heating system and provides double glazing, together with impressive accommodation enhanced by tasteful decor, high quality flooring, replacement internal doors and there is a boarded loft with access ladder. Briefly comprises; Entrance Hallway, Cloakroom/WC, Study with glass panelled double doors, Lounge with living flame effect gas fire set in a feature surround and Kitchen/Dining/Family area with high quality fitted units, quartz worktops and integrated appliances. The original double garage has been adapted to a large Utility Room/Gym with a further range of fitted units. On the first floor, the Master Bedroom has a Juliet balcony, a Dressing Room and En-Suite Shower Room. There are three further bedrooms with one having an En-Suite Shower Room and a delightful, redesigned family Bathroom.

**GROUND FLOOR**

**ENTRANCE HALLWAY**

**CLOAKROOM/WC - 1.95m x 0.81m (6'5" x 2'8")**

**LOUNGE - 5.78m x 3.47m (19' x 11'5")**

**STUDY - 3.46m x 2.73m (11'4" x 8'11")**

**KITCHEN/DINING/FAMILY AREA - 9.23m (30'3") x 6.11m (20'1")  
reducing to 2.88m (9'5")**

**GAMES ROOM/UTILITY ROOM - 5.06m x 4.76m (16'7" x 15'7")**

**TO VIEW: Tel: 01642 763636**

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

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## FIRST FLOOR

### LANDING

**MASTER BEDROOM - 7.35m (24'1") reducing to 4.76m (15'7") x 5.19m (17')**

**DRESSING ROOM - 3.56m x 2.13m (11'8" x 7')**

**EN-SUITE SHOWER ROOM - 3.27m x 1.18m (10'9" x 3'10")**

**BEDROOM TWO - 3.26m x 2.62m (10'8" x 8'7")**

**EN-SUITE - 2.63m x 1.00m (8'8" x 3'3")**

**BEDROOM THREE - 3.51m x 2.66m (11'6" x 8'9")**  
Built in double wardrobe.

**BEDROOM FOUR - 3.57m x 2.23m (11'9" x 7'4")**

**BATHROOM - 2.62m x 1.95m (8'7" x 6'5")**

## EXTERNALLY

### GARDENS & PARKING

Lawned front garden with an excellent variety of shrubs and a double width resin driveway provides generous off street parking. The rear garden offers delightful views, being enclosed and mainly laid to lawn with an extensive full width paved patio and decked seating area, ideal for outdoor entertaining. To the side of the house there is a useful storage shed.

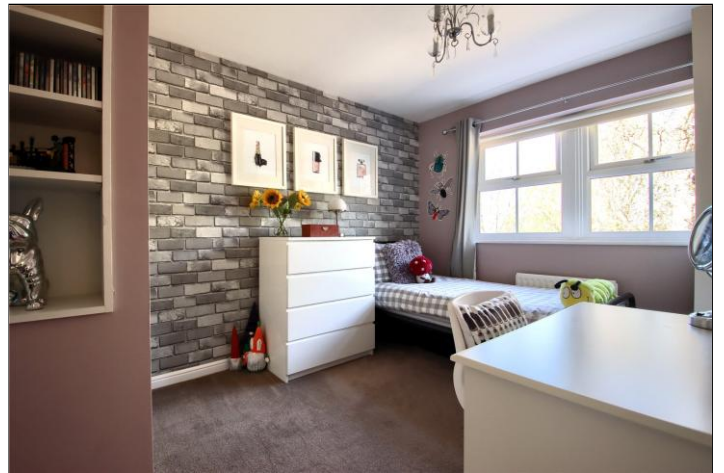
**AGENTS REF:** - DC/LS/ING260029/09042026

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

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

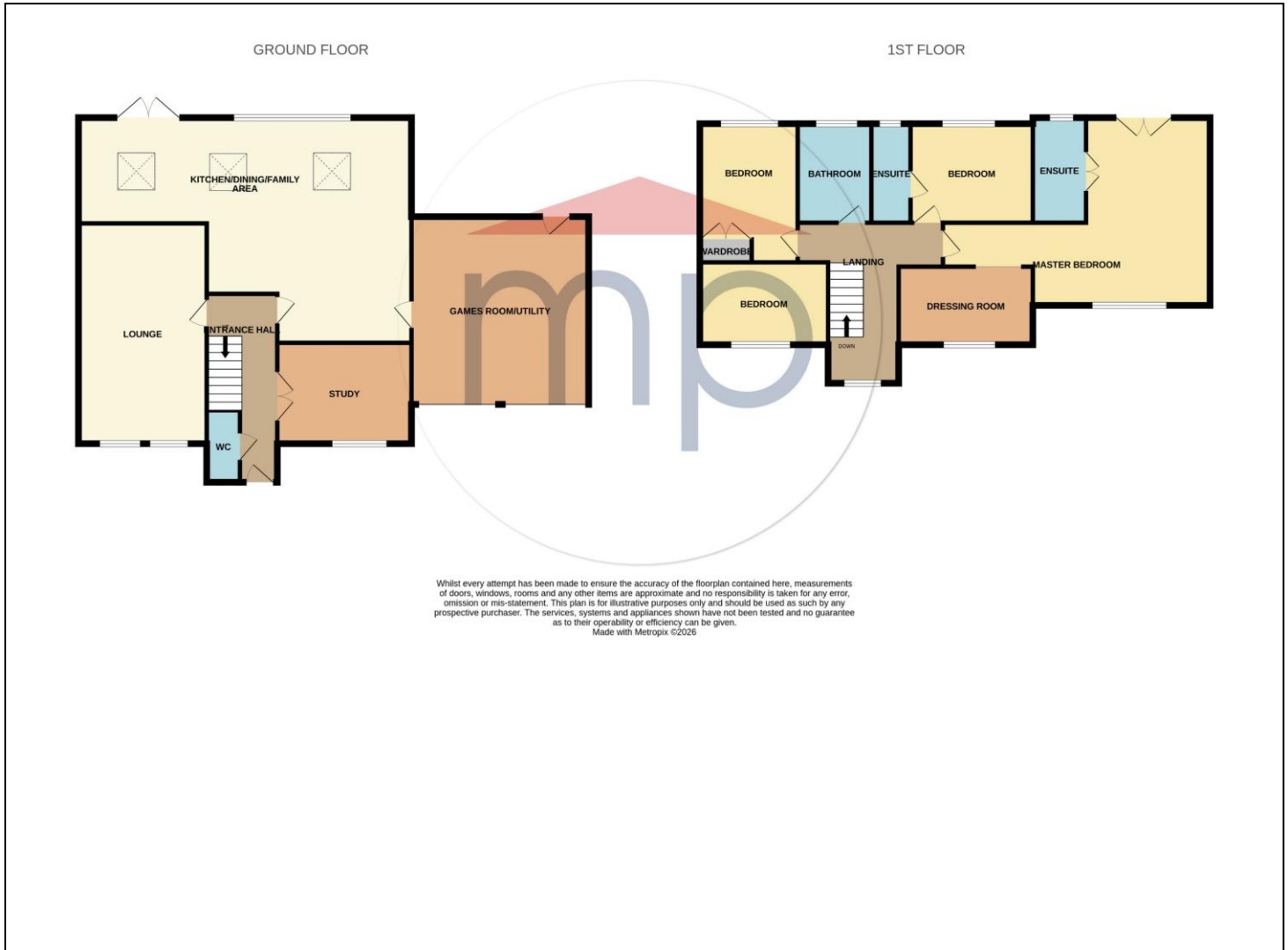


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