

BIGNOR COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5LB



- ▲ Superb 'Persimmon' Built 'Windsor' Design Four Double Bedroom Detached House on the Always Popular Rings Development, Just off Lullingstone Crescent and Next to Condercum Green
- ▲ Cul-De-Sac Position
- ▲ Detached Double Garage, Double Driveway & Rear Garden with Patio Areas
- ▲ Fabulous Open Plan Breakfast/Kitchen with Fabulous Modern Contemporary Design Units & Built-In Appliances
- ▲ Main Lounge with Modern Media Wall & Living-Flame Fire
- ▲ Separate Dining & Study
- ▲ Master Bedroom with En-Suite & Built In Wardrobes

£390,000

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This superb 'Persimmon' built detached property is just off Lullingstone Crescent and next to Condercum Green on the ever popular 'Rings' development, is set in a cul-de-sac position and offers four double bedrooms and two bath/shower rooms and plenty of downstairs space for a growing family.

The well planned, family size interior has a well finished feel to it and has been decorated and styled with a very tasteful eye. Comprising briefly of entrance lobby, entrance hall with cloakroom/WC, main lounge with modern media wall and living-flame fire, study, dining room, large open plan breakfast/kitchen with a fabulous, upgraded range of modern white contemporary design units and built-in appliances opening onto a garden room and a useful utility room. The first floor has the master bedroom with white ensuite and built in wardrobes. Three further bedrooms and family bathroom with four piece suite. Outside, the rear garden is well planned with a couple of well-placed patio areas.

Numerous other attractions include a double garage and double width driveway. Gas central heating and UPVC double glazing. With this combination of location, comfort and accommodation, you will struggle to go wrong.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.98m x 3.78m (16'4" x 12'5")

STUDY - 3.18m x 2.6m (10'5" x 8'6")

KITCHEN/BREAKFAST ROOM - 5m x 3.43m (16'5" x 11'3")

DINING ROOM - 3.56m x 3.53m (11'8" x 11'7")

ORANGERY - 5.38m x 3.18m (17'8" x 10'5")

CLOAKROOM/WC

UTILITY ROOM - 2.57m x 1.83m (8'5" x 6')

TO VIEW: Tel: 01642 763636

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

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FIRST FLOOR

LANDING

BEDROOM ONE - 5.13m x 4.88m (16'10" x 16')

ENSUITE - 2.46m x 1.7m (8'1" x 5'7")

BEDROOM TWO - 4.83m (15'10") (max) x 3.76m (12'4") (max)

BEDROOM THREE - 4.83m (15'10") (max) x 2.64m (8'8") (max)

BEDROOM FOUR - 3.38m x 2.77m (11'1" x 9'1")

BATHROOM - 3.1m (10'2") (max) x 2m (6'7") (max)

EXTERNALLY

FRONT & REAR GARDENS

DOUBLE GARAGE & DRIVEWAY -

AGENTS REF: - MH/LS/ING260189/17042026

Council Tax Band: E **Tenure:** Freehold

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



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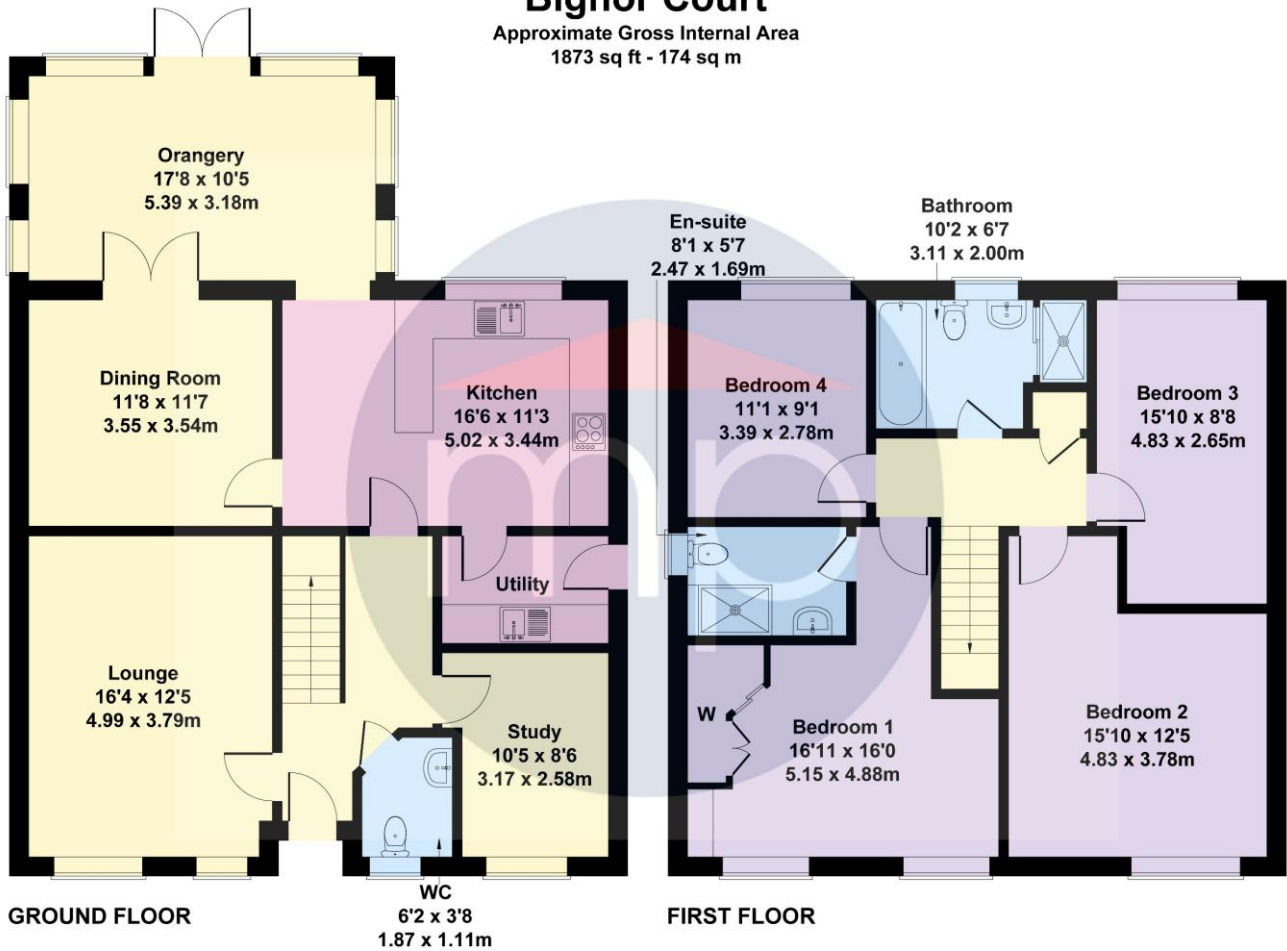
A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and brochures.

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

Bignor Court

Approximate Gross Internal Area
1873 sq ft - 174 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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