

WELLBROOK CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0XL



- ▲ An individually designed, extensively refurbished four double bedroom detached family/executive home
- ▲ Occupying a delightful plot within a small exclusive cul-de-sac, off Priorwood Gardens in the Beckfields area of Ingleby Barwick
- ▲ Generous gardens, with the rear backing onto a picturesque woodland area, block paved driveway and garage
- ▲ Stunning reception hallway leading to an impressive galleried landing on the first floor

- ▲ Spacious lounge with living flame effect gas fire in feature surround and versatile study
- ▲ Remodelled kitchen/dining/family area with an excellent range of fitted units and integrated appliances
- ▲ Utility room and ground floor cloakroom/WC
- ▲ Master bedroom suite with dressing area and luxurious en-suite shower room and stunning redesigned family bathroom
- ▲ Gas central heating system and sealed unit double glazed windows

£480,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



An individually designed, extensively refurbished four double bedroom detached family/executive home occupying a delightful plot within a small exclusive cul-de-sac, off Priorwood Gardens in the Beckfields area of Ingleby Barwick with generous gardens, with the rear backing onto a picturesque woodland area, block paved driveway and garage.

GROUND FLOOR

RECEPTION HALLWAY - With entrance door, coved ceiling, built in storage cupboard, under stairs cupboard and attractive feature staircase leading to the first floor.

CLOAKROOM/WC - With low level WC and wash hand basin. Tiled floor, radiator and double glazed window.

STUDY - 3.55m x 2.77m (11'8" x 9'1")
Radiator, double glazed window and coved ceiling.

LOUNGE - 4.95m x 3.77m (16'3" x 12'4")
Living flame effect gas fire set in a traditional fire surround with inset and hearth. Radiator, corning and access door with matching side panels leading to the rear garden.

KITCHEN/DINING/FAMILY AREA - 6.97m (22'10") x 4.67m (15'4") reducing to 3.67m (12')

Redesigned with an excellent range of high quality wall and floor units with quartz worktops, incorporating an under mounted sink unit with mixer taps. Matching island unit with fitted breakfast bar. Built in double oven, ceramic hob and extractor fan. Integrated dishwasher, vertical radiator, ceiling corning and downlighting. Double glazed window, side access door and double doors open to the rear garden.

UTILITY ROOM - 3.00m x 2.23m (9'10" x 7'4")

With fitted units including an inset sink unit with mixer taps. Freestanding Worcester boiler and plumbing for automatic washing machine. Radiator, double glazed window and ceiling downlighting.

FIRST FLOOR

LANDING - Galleried style landing with built in cupboard, double glazed window and coved ceiling.

MASTER BEDROOM - 4.77m x 3.77m (15'8" x 12'4")
Spacious master bedroom with radiator and double glazed windows to front and side. Opening to ...

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

www.michaelpoole.co.uk



WELLBROOK CLOSE, TS17 0XL

DRESSING AREA - With fitted wardrobes to two walls. Door to ...

EN-SUITE SHOWER ROOM - 2.76m x 1.99m (9'1" x 6'6")

Double shower enclosure, wash hand basin in vanity unit and low level WC. Heated towel rail, double glazed window and ceiling downlighting.

BEDROOM TWO - 4.63m x 3.45m (15'2" x 11'4")

Fitted wardrobes. Radiator, double glazed window and coved ceiling.

BEDROOM THREE - 4.37m x 3.67m (14'4" x 12')

Fitted wardrobes. Radiator, double glazed window and coved ceiling.

BEDROOM FOUR - 3.91m (12'10") plus recess x 3.57m (11'9")

Double glazed windows to front and side. Radiator and coved ceiling.

BATHROOM - 3.75m (12'4") x 3.46m (11'4") reducing to 2.91m (9'7")

Luxuriously redesigned with a freestanding bath having shower taps, twin wash hand basins in vanity unit and low level WC. Double shower enclosure, part tiled walls and tiled floor. Heated towel rail, double glazed window and ceiling downlighting.

EXTERNALLY

To the front of the house there is an attractive variety of shrubs with a walled boundary and block paved double width driveway with further off street parking. The garage has an up and over door, power points and lighting. The generous rear garden is not directly overlooked, backing on to established woodland. There is an extensive lawn with established shrub borders, two block paved patio areas, fire pit, stone built pizza oven, worktop with BBQ area and timber summerhouse.

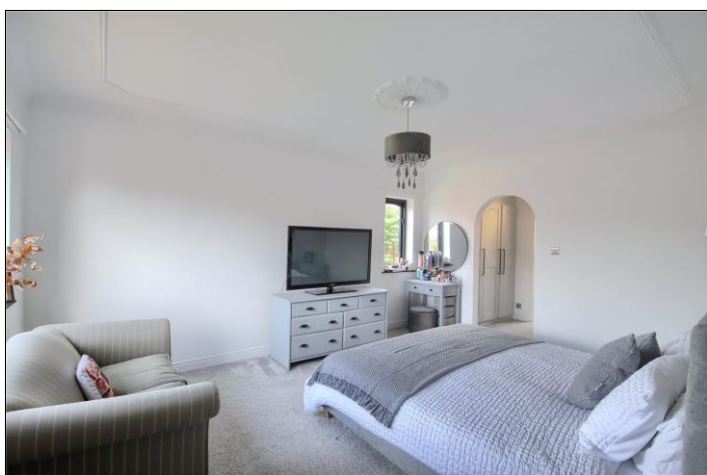
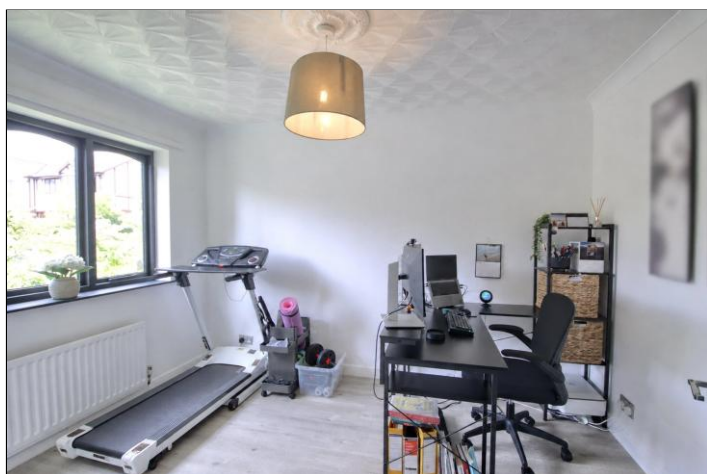
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/ING260237/01062026

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



WELLBROOK CLOSE, TS17 0XL



WELLBROOK CLOSE, TS17 0XL





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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