

PEVENSEY CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0NW



- ▲ Priced for a quick sale, a substantial five bedroom
- ▲ detached family/executive home located on the periphery of Ingleby Barwick.
- ▲ Constructed by Avant Homes to the 'Kirkham' design & further upgraded to create a wonderful home.
- ▲ Occupying a delightful plot within a small, exclusive cul-de-sac where there is no through traffic.
- ▲ Lounge with front bay window and full width 33ft open plan Kitchen/Dining/Family area with bi-folding doors to the rear.
- ▲ Impressive Kitchen with attractive fitted units, a range of integrated appliances and a separate Utility Room.
- ▲ En-suite Shower Rooms to the two principal bedrooms, luxurious family Bathroom and ground floor Cloakroom/WC.
- ▲ Lawned gardens to front and rear, double width driveway and double garage.
- ▲ Gas central heating system with 'Hive' controls and double glazing.
- ▲ A very impressive home offering superb accommodation extending to over 1950 sq. ft and early viewing comes highly recommended

£399,950

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Priced for a quick sale, a substantial five bedroom detached family/executive home located on the periphery of Ingleby Barwick. Constructed by Avant Homes to the sought-after 'Kirkham' design.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, attractive floor tiling, radiator, under stairs storage cupboard and staircase to the first floor. Internal door to the double garage.

CLOAKROOM/WC - 1.55m x 1.52m (5'1" x 5')

Low level WC and wash hand basin. Radiator, tiled floor and part tiled walls.

LOUNGE - 5.45m x 3.75m (17'11" x 12'4")

measured into bay. A delightful Lounge with radiator and bay window to the front elevation.

KITCHEN/DINING/FAMILY AREA - 10.24m (33'7") x 3.82m (12'6") reducing to 2.70m (8'10")

A delightful Open Plan area extending across the full width of the property with radiator, two double glazed windows and bi-folding doors opening out to the rear garden. The impressive Kitchen area offers an excellent range of contemporary wall and floor units with complimentary worktops and upstands incorporating an inset one and a half bowl stainless steel sink unit with mixer taps. Built in double oven, gas hob and extractor fan. Integrated fridge/freezer and dishwasher.

UTILITY ROOM - 2.11m x 1.81m (6'11" x 5'11")

With a fitted stainless steel sink unit with mixer taps and complimentary worktops. Plumbing for automatic washing machine, wall mounted Potterton Promax boiler, tiled floor, radiator and side access door.

FIRST FLOOR

LANDING

With radiator and built in airing cupboard. Hatch to loft space.

TO VIEW: Tel: 01642 763636

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

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MASTER BEDROOM - 4.30m x 3.40m (14'1" x 11'2")

With fitted wardrobes, radiator and double glazed window.

EN-SUITE SHOWER ROOM - 3.38m x 1.61m. (11'1" x 5'3".)

Double shower enclosure with twin wash hand basins and a low level WC. Part tiled walls, tiled floor, double glazed window, chrome effect heated towel rail and ceiling downlighting.

BEDROOM TWO - 4.42m (14'6") x 3.48m (11'5") into bay

With fitted wardrobes, radiator and double glazed bay window to the front.

EN-SUITE SHOWER ROOM - 2.75m x 1.39m. (9' x 4'7".)

Double shower enclosure, wash hand basin in vanity unit and low level WC. Chrome effect heated towel rail, double glazed window, part tiled walls and tiled floor.

BEDROOM THREE - 4.60m x 2.90m (15'1" x 9'6")

Radiator and two double glazed windows to the front.

BEDROOM FOUR - 3.92m x 3.12m (12'10" x 10'3")

Radiator and double glazed window.

BEDROOM FIVE - 3.13m x 2.25m (10'3" x 7'5")

Radiator and double glazed window.

BATHROOM - 2.53m x 2.17m (8'4" x 7'1")

Enclosed bath with overhead and handheld showers, wash hand basin in vanity unit and low level WC. Chrome effect heated towel rail, double glazed window, part tiled walls, tiled floor and built-in storage cupboard.

EXTERNALLY

GARDENS & PARKING - Lawned front garden with a double width driveway leading to the double garage with double up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with raised shrub beds, a paved patio area and outside power points. To the side there is a side access path and gate.

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.

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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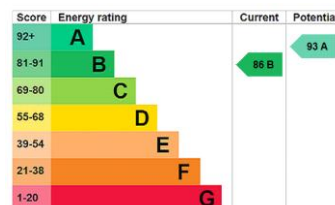


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