



Floret Way, Ingleby Barwick, Stockton on Tees, TS17 0GB

A thoughtfully upgraded and beautifully presented five-bedroom detached family home is available with no onward chain, built by Miller Homes and located within the Beckside Manor Development on the outskirts of Ingleby Barwick. Occupying a plot with a desirable southerly rear aspect, this property combines high-quality finishes with practical design, making it an ideal home for modern family living.

The property is approached via a double-width block-paved driveway leading to a double garage. Inside, a welcoming hallway gives access to the garage and a cloakroom. The front-facing lounge features a bay window, while the rear hosts a spacious open-plan kitchen, dining, and living area complete with integrated appliances including a fridge freezer, dishwasher, double oven, and gas hob. French doors open to a sunny, private garden. A separate utility room with an integrated washing machine and a WC complete the ground floor.

The spacious landing leads to a generous master bedroom, which includes its own dressing room and a contemporary en suite shower room. A second double bedroom also benefits from an en suite. The remaining three bedrooms are all of a good size and are served by a well-appointed family bathroom, complete with both a separate shower and a bath.

The home is ideally positioned near Barleyfields Primary, Ingleby Mill Primary, and Ingleby Manor Free School, and within easy reach of local shops and amenities. It also benefits from the remainder of the NHBC warranty, offering added peace of mind.

£415,000

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HALL

LOUNGE
17'6" x 12'6" (5.33m x 3.81m)

KITCHEN/DINING/LIVING AREA
27'1" x 17'3" > 9'3" (8.26m x 5.26m > 2.82m)

UTILITY ROOM
6'3" x 5'11" (1.91m x 1.80m)

DOWNSTAIRS WC
6'3" x 2'10" (1.91m x 0.86m)

LANDING

BEDROOM ONE
14'9" x 13'5" (4.50m x 4.09m)

ENSUITE
7'11" x 5'6" (2.41m x 1.68m)

DRESSING ROOM
7'1" x 5'7" (2.16m x 1.70m)

BEDROOM TWO
13'2" x 9'11" (4.01m x 3.02m)

ENSUITE
7'4" x 6' (2.24m x 1.83m)

BEDROOM THREE
12'4" x 9'7" (3.76m x 2.92m)

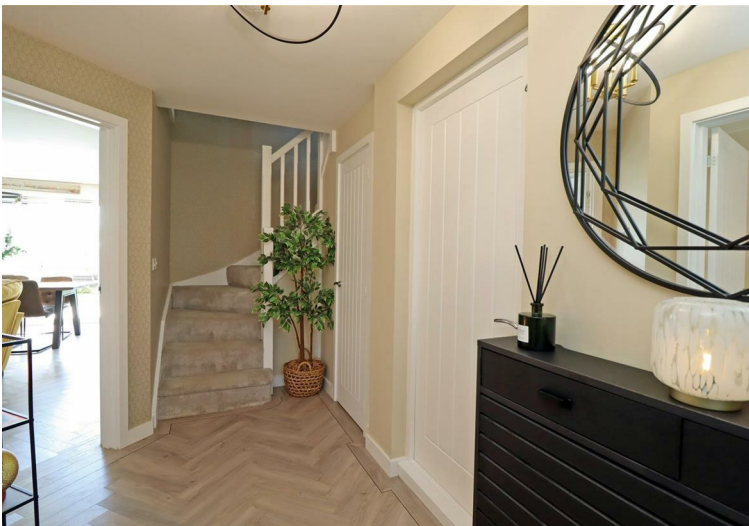
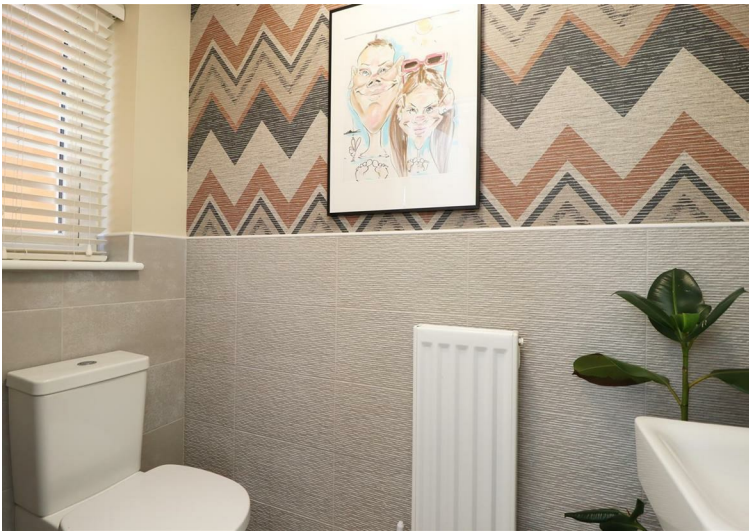
BEDROOM FOUR
14'1" x 8'1" (4.29m x 2.46m)

BEDROOM FIVE
10'8" x 9'7" (3.25m x 2.92m)

BATHROOM
8'8" x 6'5" (2.64m x 1.96m)

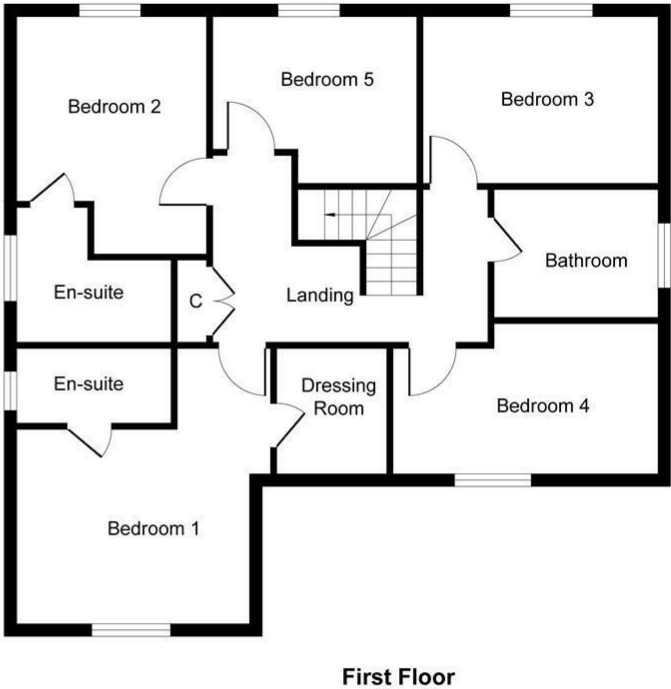
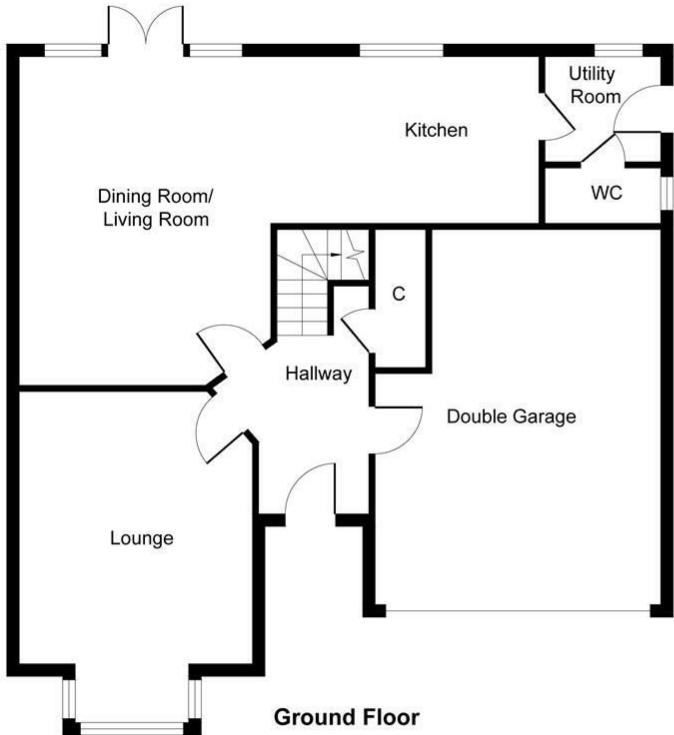
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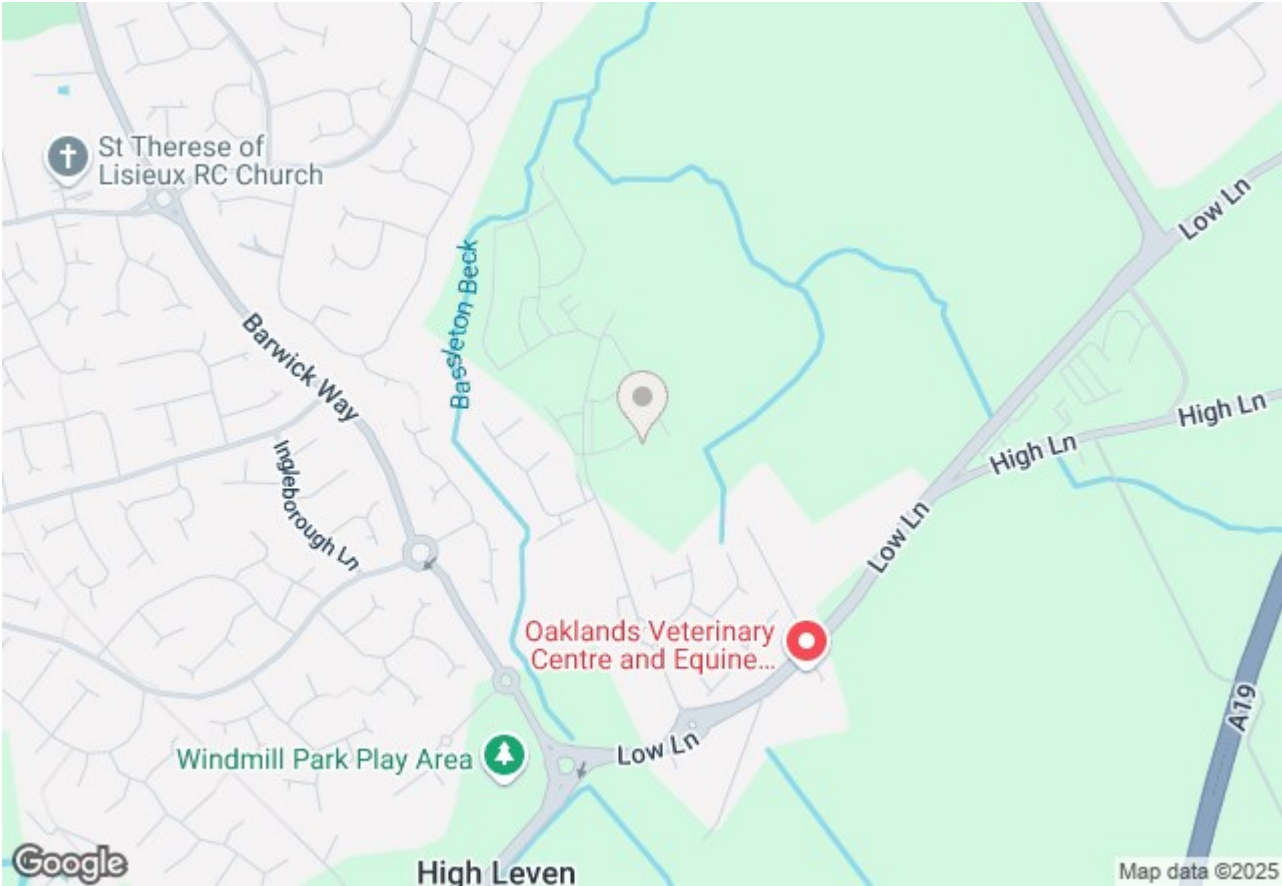
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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