



Luccombe Close, Ingleby Barwick, Stockton-on-Tees, TS17 0NL

Located in the popular Sober Hall area of Ingleby Barwick, this three-bedroom detached home tucked away at the end of a cul-de-sac, offering a practical layout and flexible living space ideal for professionals and families. Its convenient position also provides easy access to well-regarded local schools.

The entrance hall leads into an open plan lounge with a feature fireplace, connecting to a dining area and a bright conservatory that overlooks the rear garden. French doors open directly outside, making the space ideal for everyday use and entertaining. A converted garage now serves as a useful family room which is perfect as a playroom, home office, gym or additional bedroom. The kitchen is fitted with modern high-gloss units, an integrated oven and hob, and is complemented by a utility room and a downstairs W/C, adding to the functionality of the home.

Upstairs, there are three good sized bedrooms. The master bedroom includes a dressing area and an en-suite shower room. A family bathroom serves the other bedrooms. The property is fully double glazed and benefits from gas central heating.

Outside, the front has a driveway and gravelled area providing off-street parking for two cars, while the rear garden which is adjacent to a convenient cycle path, is mainly laid to lawn with established planting, offering a good degree of privacy.

Ingleby Barwick offers a wide range of family friendly amenities including well regarded schools, parks, shops, sports facilities, and good transport links via the A19. A practical and well located home, well suited to family living.

Offers In The Region Of £229,950



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HALL

FAMILY ROOM

16'10" x 7'10" (5.13m x 2.39m)

LOUNGE/DINING ROOM

23'4" x 9'10" (7.11m x 3.00m)

CONSERVATORY

11'5" x 8'11" (3.48m x 2.72m)

KITCHEN

10'9" x 9'1" (3.28m x 2.77m)

UTILITY ROOM

5'1" x 3'10" (1.55m x 1.17m)

DOWNSTAIRS WC

4'4" x 3'3" (1.32m x 0.99m)

LANDING

MASTER BEDROOM

10'6" x 9'10" (3.20m x 3.00m)

ENSUITE

6'2" x 4'4" (1.88m x 1.32m)

BEDROOM THREE

9'8" x 6'5" (2.95m x 1.96m)

BEDROOM TWO

9'4" x 8'6" (2.84m x 2.59m)

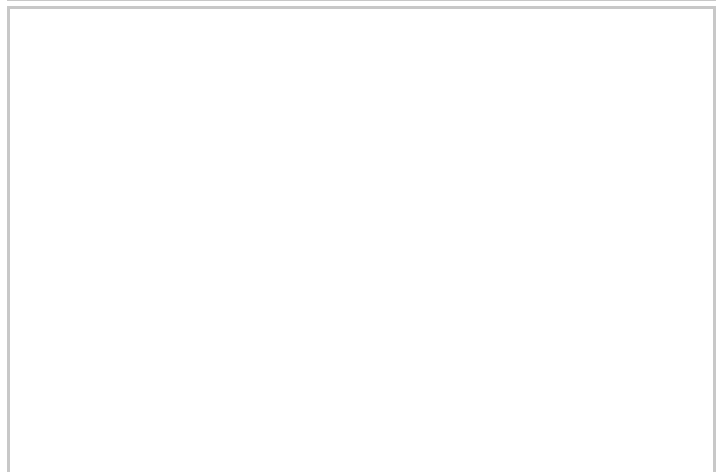
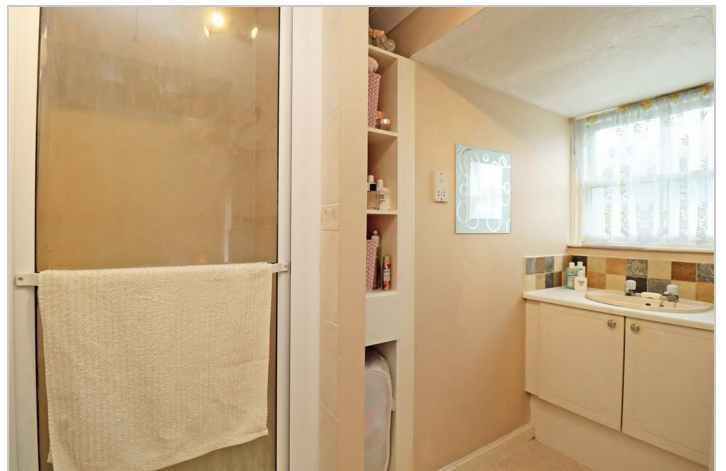
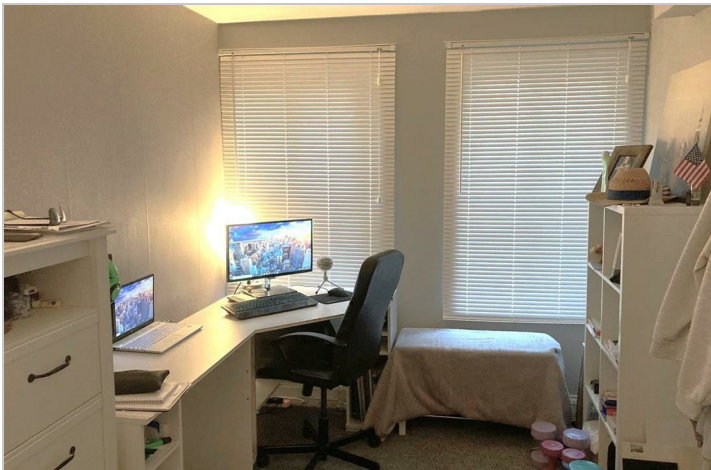
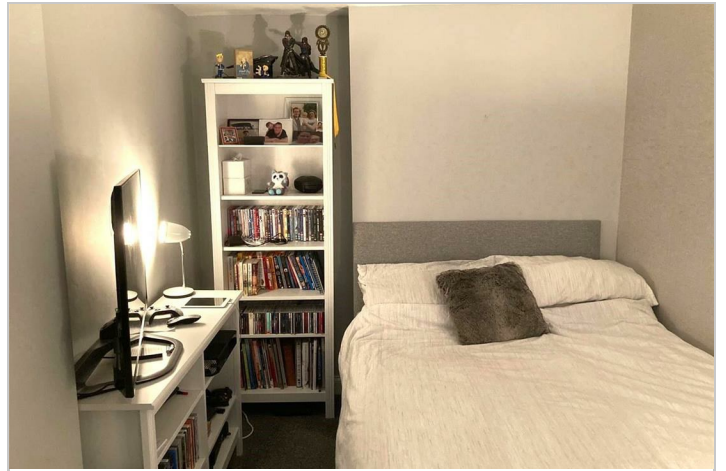
BATHROOM

6'4" x 6'2" (1.93m x 1.88m)

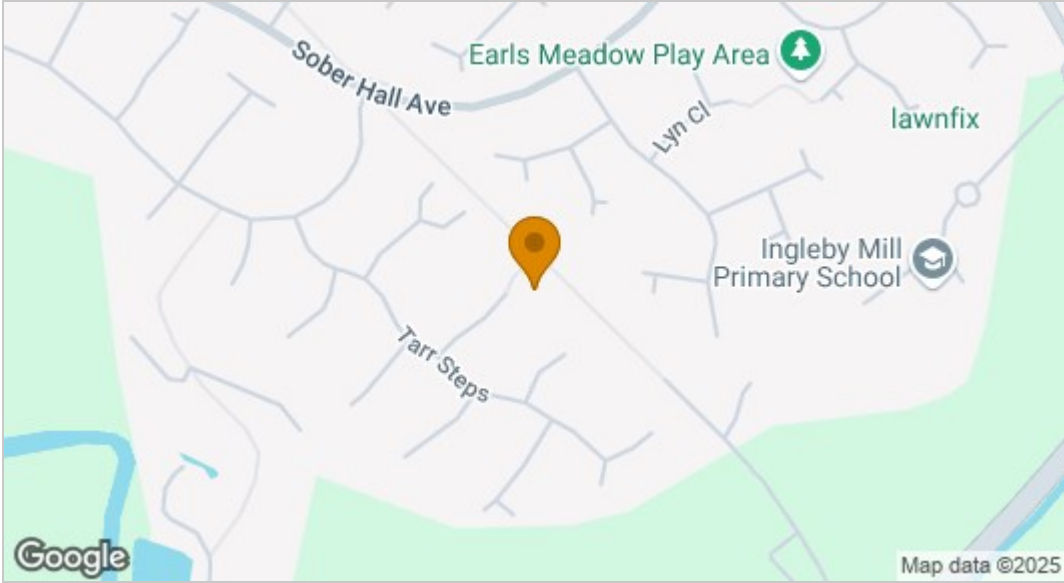
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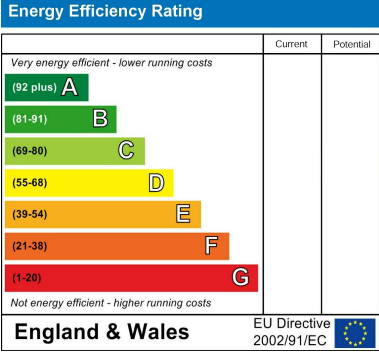




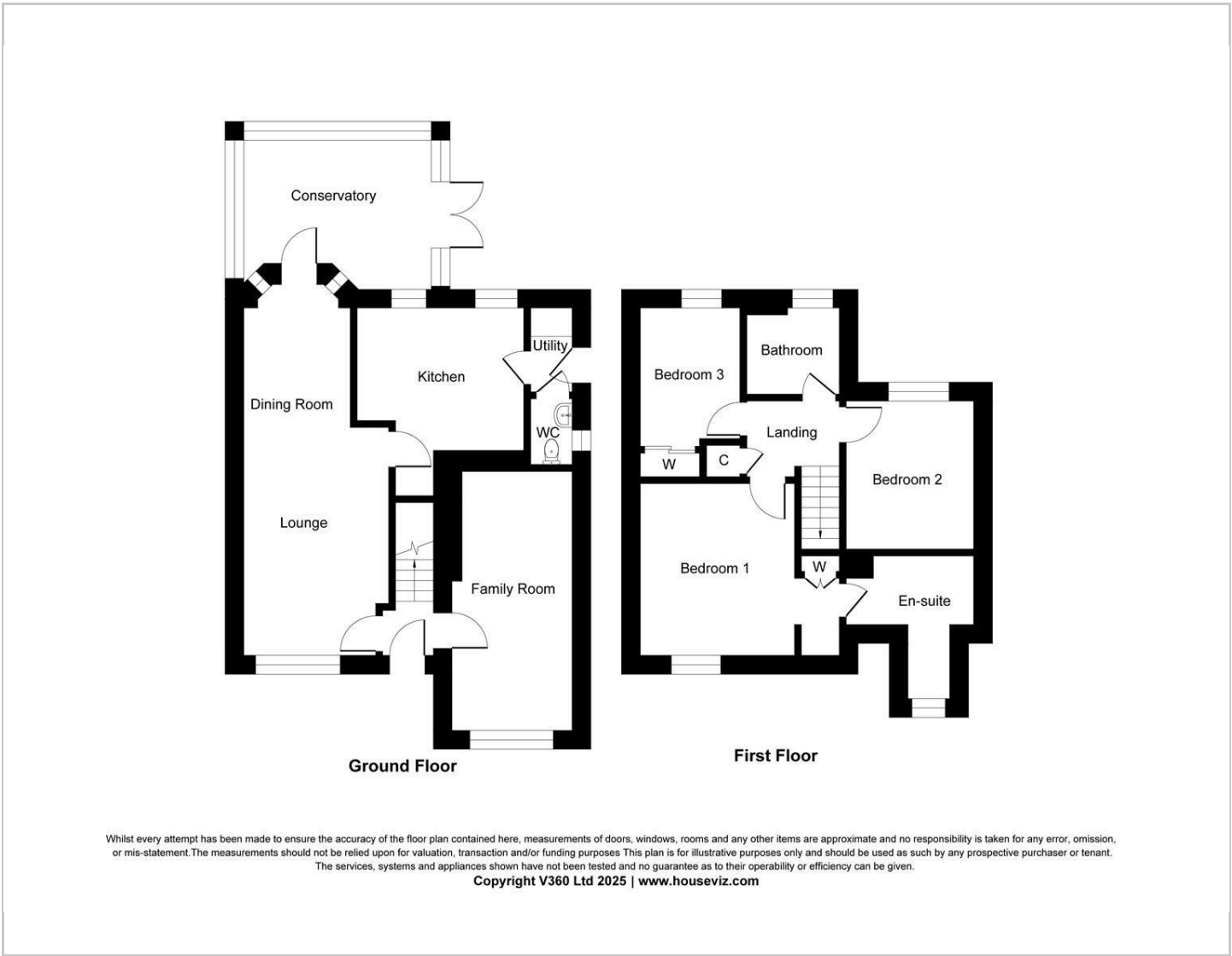
Map



EPC graph



Floor Plan



VIEWING

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

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