

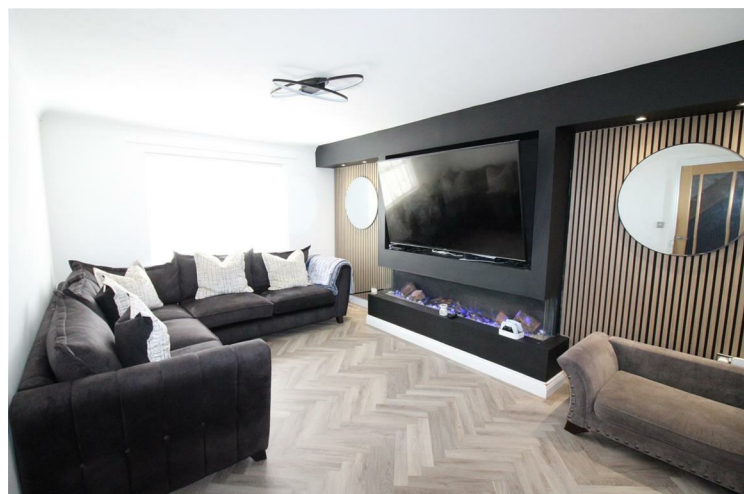


Nevern Crescent
Ingleby Barwick

£415,000

ENERGY RATING: C-69

- Four Double Bedroom Detached Home • Two Reception Rooms with Media Walls • Stunning 30 ft. Kitchen/Dining Room & Garden Room • Family Bath, 2 EnSuites, Cloaks/WC & Utility • Large Corner Plot, Double Drive, EV charger, garage • Private Low Maintenance Rear Garden • Very Large Summerhouse/Bar • Small and Quiet Cul-de-Sac • Energy Rating: C-69 • Council Tax Band: F (£3,572.84)



Nestled in a quiet and sought-after cul-de-sac in the heart of Ingleby Barwick, this beautifully presented four double bedroom detached property offering a superb blend of style, space, and modern living – ideal for growing families and entertainers alike.

Occupying a large corner plot, this home boasts a double driveway, integral garage, EV charging point, and a private low-maintenance rear garden, perfect for those who appreciate convenience without compromising on space.

Step inside to discover: Two spacious reception rooms, both featuring stylish media walls, ideal for family relaxation and entertaining guests.

A show-stopping 30 ft. open-plan kitchen/dining room and garden room, bathed in natural light with ample space for hosting and daily family life.

Four generously sized double bedrooms, including two with their own modern en-suite shower rooms, plus a sleek family bathroom and convenient cloakroom/WC.

A practical and well-equipped utility room enhancing the overall functionality of the home.

Outside, the property truly excels with a very large summerhouse/bar—a fantastic space for socialising all year round.

This exceptional home combines contemporary features with an enviable location, being close to local amenities, reputable schools, and excellent transport links.

Don't miss the opportunity to own this outstanding family home – early viewing is highly recommended.



Entrance Hall

Cloaks/WC

Reception Room One

4.99m x 3.38m (16'4" x 11'1")

Reception Room Two

4.96m x 3.31m (16'3" x 10'10")

Kitchen/Dining Room

3.01m x 9.35m (9'10" x 30'8")

Garden Room/Study

2.23m x 3.14m (7'3" x 10'3")

Utility Room

3.00m x 1.78m (9'10" x 5'10")

First Floor Landing

Bedroom One

3.04m x 5.54m (9'11" x 18'2")

Dressing Room

1.52m x 2.28m (4'11" x 7'5")

En-Suite

Bedroom Two

4.61m x 3.41m (15'1" x 11'2")

En-Suite

Bedroom Three

2.92m x 3.44m (9'6" x 11'3")

Bedroom Four

2.81m x 3.18m (9'2" x 10'5")

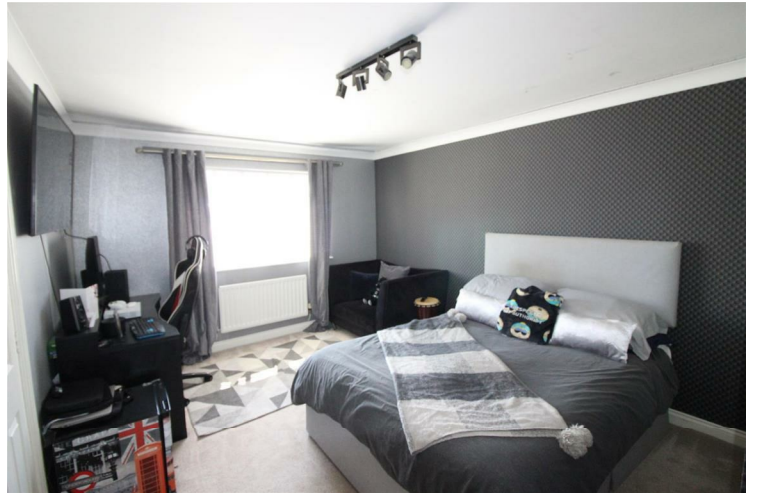
Family Bathroom

Externally

Set on large corner plot with gardens to the front & side with established plants, shrubs & trees. A block paved double driveway with EV charging point, hot & cold water supply, electric points and leads to garage with up & over door. To the rear is a large, private, landscaped low maintenance garden with extensive stone patios, artificial lawn, borders, storage shed and a stunning summerhouse/bar.









GROUND FLOOR

FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

Additional Information

- Local Authority** - Stockton-on-tees
- Council Tax** - Band F
- Viewings** - By Appointment Only
- Floor Area** - 1600.00 sq ft
- Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents