

# Harper & Co

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## 24 Marchlyn Crescent

Roundhill, Ingleby Barwick, TS17 5DP

**Offers in the region of £440,000**



NO ONWARD CHAIN! This Stunning Detached House Offers A Perfect Blend Of Modern Living And Elegant Design. Built In 2000, The Property Has Been Thoughtfully Extended To Create A Spacious Open-Plan Area, Enhanced By Magnificent Apex Floor-To-Ceiling Windows That Flood The Space With Natural Light.

The Heart Of The Home Is Undoubtedly The Exquisite Kitchen, Featuring A Stylish Island And Integrated Appliances, Making It A Delightful Space For Both Cooking And Entertaining. With Four Well-Proportioned Bedrooms, This Residence Is Ideal For Families Or Those Seeking Extra Space. Two Of The Bedrooms Benefit From En-Suite Shower Rooms, Providing Added Convenience And Privacy.

Set On A Generous Corner Plot, The Property Boasts A Beautifully Landscaped Rear Garden, Complete With A Lush Lawn, Vibrant Plants, And Privacy Hedging, Creating A Tranquil Outdoor Retreat. The Driveway Offers Ample Parking, Ensuring Ease Of Access For Residents And Guests Alike.

This Exceptional Home Combines Comfort, Style, And Practicality, Making It A Perfect Choice For Those Looking To Settle In A Peaceful Yet Vibrant Community.





Location

Marchlyn Crescent Is Delightfully Positioned In Ingleby Barwick. Marchlyn Crescent Can Be Accessed Via Blair Avenue Nearby Many Local Amenities, Reputable Schools & Road Links.

Round Hill Country Park - 10 Minute Walk  
Myton Park Primary School - 7 Minute Walk  
All Saints Church Of England Academy - 7 Minute Walk  
Ingleby Manor School & Sixth Form - 5 Minute Drive  
A174 - 5 Minute Drive  
A19 - 7 Minute Drive

Entrance Hallway

Entrance Leads To Lounge, Open Plan Kitchen/Diner, Ground Floor W/C & Staircase To First Floor.

Lounge

14'1" x 11'5" (4.29m x 3.48m )  
uPVC Double Glazed Window, Radiator.

Open Plan Kitchen/Diner

25'7" x 19'0" (7.80m x 5.79m )  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, uPVC Double Glazed Window, Radiator. Leading Through To The Utility Room. Bi-Fold Doors To Rear Garden.

Utility Room

8'2" x 4'7" (2.5 x 1.4 )  
Space For Appliances. Base And Wall Units, Sink Unit With Mixer Tap. Integral Door To Garage. Door To Rear Garden. Radiator.

Ground Floor W/C

6'6" x 3'3" (2.0 x 1.0 )  
Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Extractor Fan, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom.

Master Bedroom

14'9" x 11'9" (4.50m x 3.58m )  
Fitted Wardrobes. uPVC Double Glazed Window, Radiator. Door To En-Suite.

En-Suite

Fitted With A White Suite Comprising: Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Windows, Radiator.

Bedroom Two

14'9" x 11'5" (4.50m x 3.48m )  
uPVC Double Glazed Window, Radiator. Door To En-Suite. French Doors Opening Up Over Looking The Rear Aspect

En-Suite

4'11" x 10'5" (1.50m x 3.18m )  
Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Radiator.

Bedroom Three

10'9" x 9'10" (3.28m x 3.00m )  
Fitted Wardrobes. uPVC Double Glazed Window, Radiator.

Bedroom Four

9'2" x 8'10" (2.79m x 2.69m )  
Fitted Wradrobes. uPVC Double Glazed Window, Radiator.

Family Bathroom

7'6" x 5'10" (2.3 x 1.8 )  
Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Bath With Overhead Shower, uPVC Double Glazed Window, Radiator.

Double Garage

Up & Over Doors.

Loft Space

Partially Boarded, Pull Down Ladder.

Energy Efficiency Rating - C

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Tenure: Freehold  
Local Authority: Stockton Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: E  
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.  
Broadband Delivered To The Property: Cable  
Non-Standard Construction: Believed To Be Of Standard Construction  
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of  
Flooding Issues In The Last 5 Years: None  
Accessibility: Two Storey Dwelling. No Accessibility Modifications  
Cladding: Decorative Stone  
Planning Issues: None Which Our Clients Are Aware Of  
Coastal Erosion: None  
Coal Mining In The Local Area: None

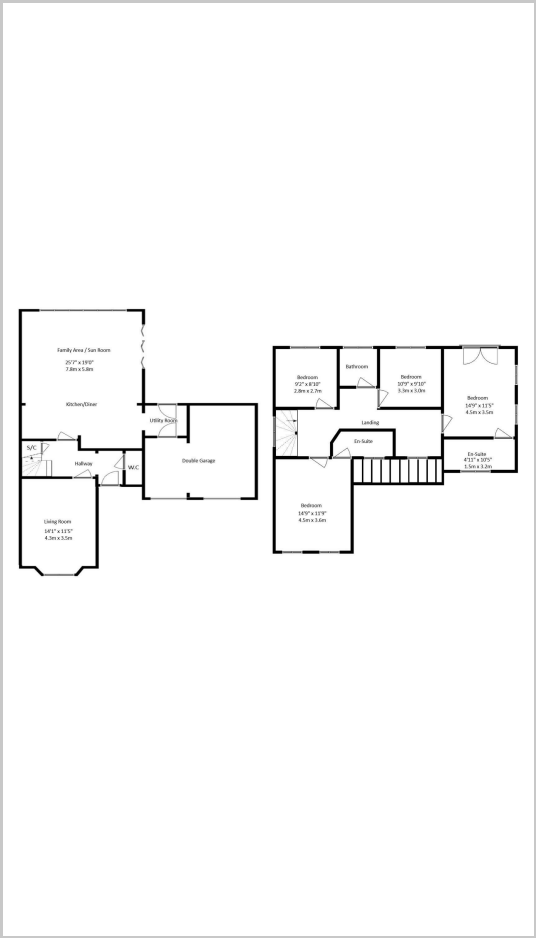
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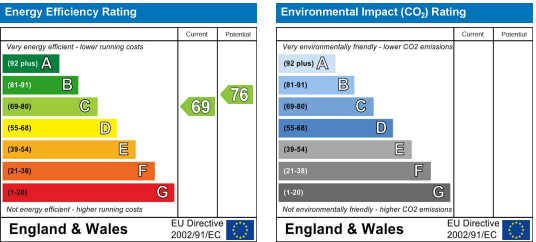
Area Map



Floor Plans



Energy Efficiency Graph



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