



4 Avill Grove

Ingleby Barwick, Stockton-On-Tees, TS17 0FX

£420,000



Igomove are delighted to present this superb example of its kind, this beautiful very much upgraded family home which occupies an enviable position in a sought after cul-de-sac, within one the most desirable parts of Sober Hall, Ingleby Barwick. Immaculately presented throughout, offering four double bedrooms, stunning kitchen/living space and two further reception rooms, this family home will certainly appeal to many. Situated, tucked just off Sober Hall Avenue, the property enjoys an attractive frontage with generous driveway, double detached garage and spacious westerly facing rear garden.



Set out over two storeys, the downstairs is spacious and conventional in its layout. As one walks in, you are met with a bright and lengthy hallway featuring the downstairs w/c to immediate right. To the left of the property is a generously sized full length lounge with french doors leading out to the rear decking area, the perfect place to restore and relax. Adjacent lies an open reception room located to front aspect currently used as a dining room. Following down the hallway is the extended, pristine open plan kitchen/family area. The impressive kitchen benefits from a built dishwasher, convenient double oven, built in microwave, induction hob as well as ample space for further cooking appliances. Just off the kitchen lies the convenient utility room with plumbing for washing. The ground floor is finished off nicely with a wonderful family room, flooded with natural light giving access to the rear garden.

Ascending to the first floor, you find four well appointed and beautifully proportioned bedrooms. The master of which, to front aspect benefits from an en-suite comprising of a walk-in shower, wash hand basin and WC. The remaining bedrooms are of a highly spacious nature with ample space for free standing wardrobes. The bathroom is beautifully styled comprising of a free standing bath, hand wash basin and WC.

Externally, the property is situated on a generous sized plot with an enclosed, well stocked rear garden whilst the front of the property boasts a great sized drive giving ample off-road parking and a double detached garage. Make this magnificent home your own and book your viewing today. Igomove are open 7 days a week.

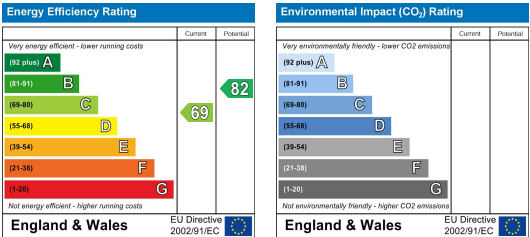
Area Map



Floor Plan



Energy Efficiency Graph



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