



16 Beacons Lane

Ingleby Barwick, Stockton-On-Tees, TS17 5EF

Offers Over £260,000



Nestled in the favoured 'Round Hill' area, this exceptional, larger than average, 3-bedroom residence offers a rare blend of timeless elegance and modern comfort. Fully renovated and thoughtfully finished, this turn-key home is ideal for families seeking luxury, comfort, and sustainability, with no expense spared.

Location:

With its picturesque landscapes, quaint shops, and friendly locals, Ingleby Barwick is the perfect destination for those looking to escape the hustle and bustle of city life. Round Hill is convenient to all the amenities of the town, including a great range of shops, schools and transport links making it highly accessible for an array of buyers.



Upon arrival, you are met with an attractive and extremely well kept frontage with extensive driveway leading to the garage and already installed EV charging point with lawn laid to side. The home benefits from new guttering, soffits and fascias, with automatic spotlights to the ground, and first floor.

On entering this modern abode, the hallway immediately sets the style of the home with German oak herringbone flooring, which encompasses the whole of the ground floor, creating a sense of flow from room to room. A newly carpeted staircase rises to the upper floor, whilst doors lead off to the versatile ground floor accommodation. A beautiful refitted WC featuring herringbone tiled walls, lies just off the hallway.

The lounge stretches across one side of the house, generously proportioned and filled with light. A bespoke media wall comprising of integrated spotlights is the main feature of this space as well as an electric fire creating the ultimate relaxed atmosphere. Interconnected via French doors, you're welcomed into an additional reception area with a recently fitted UPVC French patio door leading you out into the south facing rear garden.

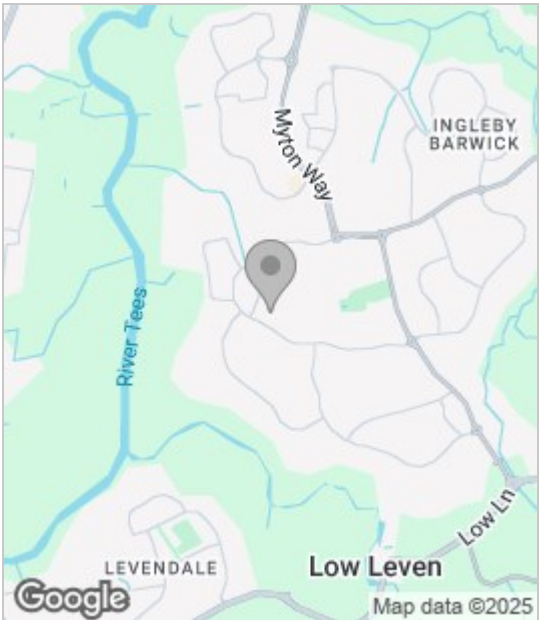
The kitchen and dining space combines style with function. A gorgeous Howdens kitchen with silver hardware is paired with the highest spec quartz worktops and splashback as well as offering an integrated dishwasher. The adjoining and significantly extended dining area is characterful and inviting, featuring a welcoming archway and matching Howdens pantry.

To the second floor, the landing provides loft which is boarded out and carpeted - fitted with hatch & ladder before leading to three well-sized bedrooms, all fitted with wardrobes. The master bedroom is especially generous enjoying a smart en-suite with enclosed shower, fitted vanity with integrated basin & WC. The two further bedrooms are bright and versatile, while the family bathroom is arranged around a modern white suite with panelled bath, overhead shower, WC, and basin with vanity storage. Tiled walls and spotlights complete the modern design.

The outside spaces are equally appealing. A spacious South Facing rear garden provides a great space for entertaining while a purpose built summer house lies in the corner with electric fire for relaxation. Make this home your own and book your viewing today. Igomove are open 7 days a week.

- Agents Notes:
- New Guttering/Soffits/Fascias
 - One Year Old Combi-Boiler Still Under Warranty
 - New Fuse Board In Garage
 - Recently Fitted Alarm System
 - Youfibre Connection - Up To 8GB Download/Upload Speeds

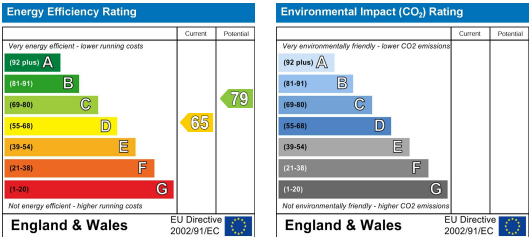
Area Map



Floor Plan



Energy Efficiency Graph



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