



Preseli Grove, Ingleby Barwick

£295,000

🛏 4 🚿 2 🚺 1



With great kerb appeal, this must-see detached home is impressive.

To the ground floor there is a stunning open-plan kitchen/dining / living room that creates a bright, welcoming and sociable space.

The separate lounge flows seamlessly into a bright and spacious conservatory, which opens onto the rear garden, perfect for indoor-outdoor living. There is also a downstairs wc.

Upstairs, the property boasts a master bedroom with a contemporary and stylish en-suite. There are three further generous double bedrooms, two of which feature fitted wardrobes, along with a recently refurbished, tiled family bathroom, which has a real feeling of luxury. Ample storage is provided with an airing cupboard and an additional cupboard on the landing.

Externally, the home benefits from good sized front and rear gardens, a driveway with space for multiple vehicles and a single garage, ensuring plenty of parking and storage options.

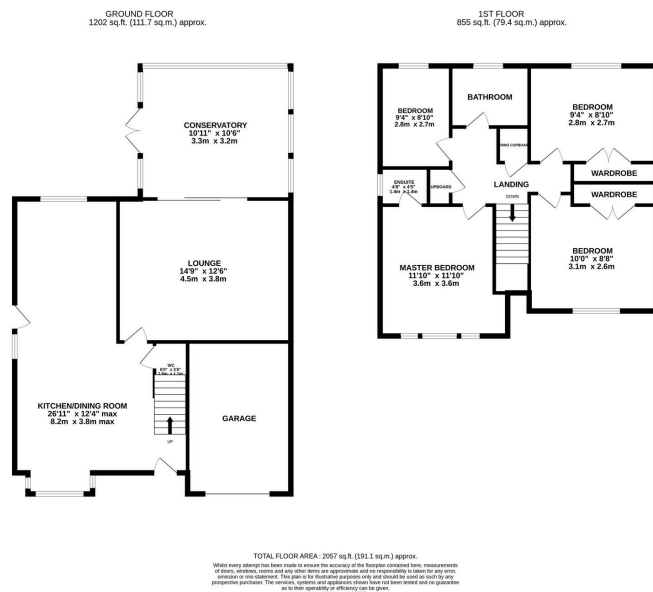


Location and Amenities

Ingleby Barwick offers a range of amenities, including the Sandgate Park shopping area, which has supermarkets, shops and dining options. The Rings Community Hub provides a library and other local services and there are several green spaces and parks for outdoor activities. There are well-regarded primary and secondary schools, including All Saints Academy and Ingleby Manor Free School.

The suburb is well connected, with easy access to the A19 and A66, providing routes to Middlesbrough, Stockton and beyond. Nearby Yarm, known for its historic high street, boutique shops and vibrant dining scene, is just a short drive away, offering a charming contrast to Ingleby Barwick's modern development.





- Detached family home
- Open plan kitchen/dining/ living room
- Master bedroom with en-suite
- 2 bedrooms offering fitted wardrobes
- Single Garage
- 4 double bedrooms
- Separate lounge & conservatory
- Recently refurbished family bathroom
- Front and rear gardens
- Driveway for Multiple cars



www.kathrynbarrestateagents.co.uk

Holme Lane, Seamer
North Yorkshire, TS9 5LL

PRS Property
Redress
Scheme

Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707
kathryn@kathrynbarrestateagents.co.uk