



Beacons Lane, Ingleby Barwick, TS17 5EF

Guide Price £235,000





## Beacons Lane, Ingleby Barwick, TS17 5EF

Sensationally striking and very successfully upgraded, this re-designed detached home is a turnkey, and a blank canvass, allowing you to unleash your creative flair and continue the bold theme or add pastel hues for a softer look. The layout here has been thoughtfully altered with brilliant touches added to make this home truly in vogue.

Even the garden gives you options. With bifold doors adding a seamless indoor/outdoor vibe, you can choose to keep the stunning low-maintenance design or transform the space with different shapes and an abundance of plants.

Located in Ingleby Barwick, which is much appreciated by its residents for its fantastic array of amenities and convenience, and ideal for a variety of buyers, this is one of those properties that will not be available for long.

**Ground Floor** - Step into the entrance porch, with an up-to-the-minute glazed internal door taking you through to the:

**Living Room** - A generous room, allowing an on-trend seating layout and featuring a front-facing window that fills the space with natural light. Downlights and the contemporary radiator are stylish additions. The open-plan design flows seamlessly into the newly designed and fitted dining kitchen, while the clever mix of flooring zones the space.

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**Open Plan Dining Kitchen** - This room is a dream. The dining area features up-to-the-minute bifold doors that create an opening onto an expansive decked area - an absolutely perfect space for entertaining and al fresco dining, especially as it is west-facing. While back inside, there is a tall, designer radiator and plenty of space for a good sized table and chairs.







The upgraded kitchen is sleek and contemporary, with high-gloss wall and base units, that reflect the light, wide drawers, integrated fridge-freezer, dishwasher, induction hob, oven and a bespoke cupboard to die for that neatly stores small appliances. A huge breakfast bar adds both functionality and real style, with workspace on one side and an eating area on the other, creating a perfect and sociable zone for the keen cook.

Through a door, that ingeniously looks like one of the cupboards, the kitchen amazingly leads to a lobby with a utility area - complete with plumbing for a washer. A door leads from here to the garden and another to a very smart cloakroom/wc, complete with vanity sink unit, half wall panels, motion-sensor night lights and window to the side.

**First Floor** - The landing provides access to all rooms and includes a useful storage cupboard.

**Master Bedroom** -Overlooking the front aspect and with recessed downlighting and new carpet. Door to:

**En-Suite Shower Room** - Newly upgraded, and stunning in black and white, with a good sized corner shower, built in unit with inset wash hand basin, drawer, worktop and close coupled wc. Motion-sensor night lighting has been added – what a great touch of luxury. Part-tiled walls and a ladder style towel rail complete the considered look.

**Bedrooms 2 and 3** are both positioned to the rear, with views over the garden. There are newly fitted carpets, and recesses ideal for wardrobes or fitted storage.









**House Bathroom** - Another newly upgraded space, in black, white and grey. Built-in unit with inset wash hand basin, cupboard and close coupled wc. Ladder style towel rail, and window to the side.

**Externally:** Even the driveway at this impressive house is striking and gives a real feel of what's to come. Also to the front are well-kept lawns with mature shrubs and access to a single garage, which has power and houses the central heating boiler. A side gate and path lead to the rear garden.

The west-facing rear garden enjoys plenty of sunshine and features a large decked seating and eating area, lawn, outdoor tap, double power socket and gated side access to the front.

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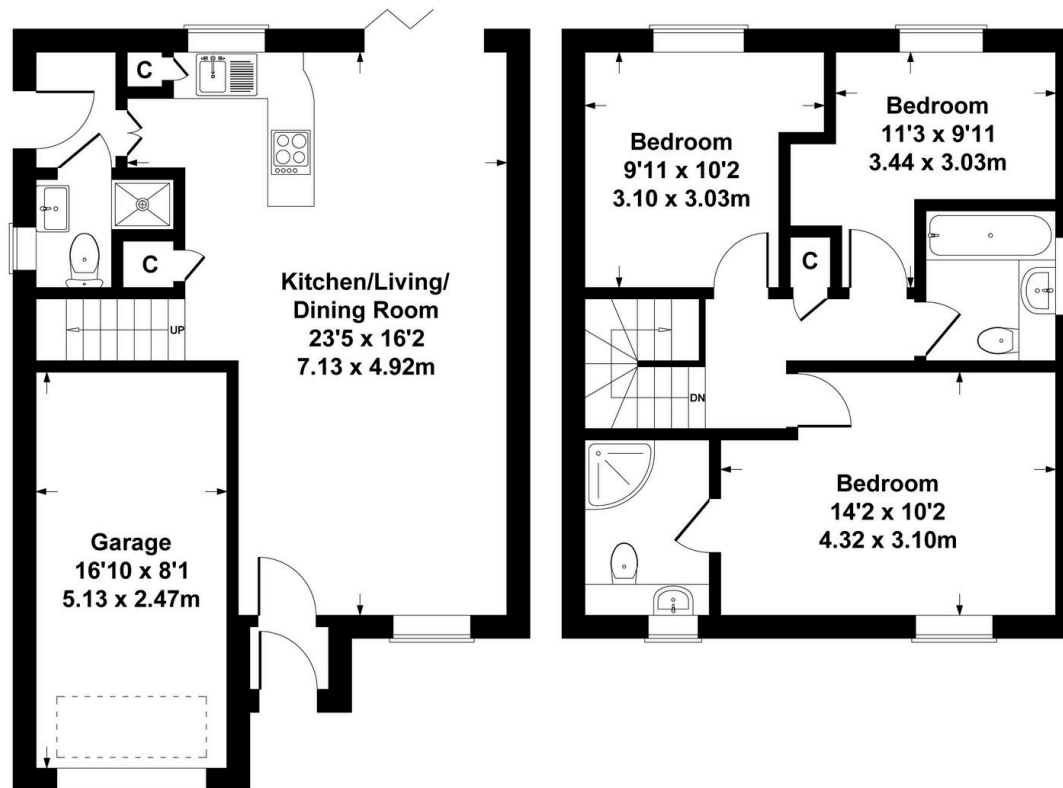
# 55 Beacons Lane, Ingleby Barwick TS17 5EF

Approximate gross internal area

House - 80 sq m - 861 sq ft

Garage - 13 sq m - 140 sq ft

Total - 93 sq m - 1001 sq ft



**GROUND FLOOR**

**FIRST FLOOR**

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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