



**Neath Court, Ingleby Barwick Stockton-On-Tees TS17 5DN**

**welcome to**

## **Neath Court, Ingleby Barwick Stockton-On-Tees**

We are delighted to offer for sale this outstanding five-bedroom family home which has been upgraded to a high standard including bespoke under stair storage, double glazing throughout, an Ideal boiler fitted recently and a good-sized rear garden which is not overlooked!

##Invalid Field Name##

### **Hallway**

Enter by composit double glazed door to front, tiled, access to downstairs WC, stairs to first floor, doors to reception room, kitchen, downstairs bedroom and wet room, radiator, under stairs storage

### **Downstairs Wc**

Low level WC, wash hand basin with vanity unit and mixer taps, wall mirrors, heated towel rail, UPVC double glazed window to front,

### **Downstairs Bedroom**

8' 11" x 8' 1" ( 2.72m x 2.46m )

UPVC double glazed window to front, radiator, coved cornicing

### **Wet Room**

Cladded walls, non-cladded ceiling, spotlights, electric mixer shower, floor drain, extractor fan

### **Reception Room**

11' 7" max x 30' 1" max ( 3.53m max x 9.17m max )

UPVC double glazed bay window to front, radiator

### **Dining Area**

Wall-mounted feature radiator, UPVC double glazed french doors to rear

### **Kitchen**

16' 11" x 11' 10" max ( 5.16m x 3.61m max )

Range of high gloss wall and base units, integrated extractor fan, five ring integrated gas hob, plumbing for dishwasher, 1 1/2 sink with drainer and mixer tap, island with matching drawers and cupboards, two integrated electric ovens, integrated fridge freezer, washing machine, ideal combi boiler, UPVC double glazed windows to rear and side, UPVC double glazed window to side, radiator

### **Landing**

Loft hatch access, integrated ladder, storage cupboard housing water tank

### **Bedroom 1**

12' 11" max x 12' 11" max ( 3.94m max x 3.94m max )

UPVC double glazed window to rear, radiator, dressing area with dressing table, integrated six door wardrobes, coved cornicing, access to en suite

### **En Suite**

Tiled floor, low level WC, pedestal wash hand basin, heated towel rail, double walk-in shower with rainfall shower head intergrated into ceiling, extractor fan, UPVC double glazed window to side

### **Bedroom 2**

10' 10" max x 16' 10" max ( 3.30m max x 5.13m max )

UPVC double glazed bay window to front, coved cornicing, radiator

### **Bedroom 3**

8' 10" x 14' 2" max ( 2.69m x 4.32m max )

UPVC double glazed bay window to front, coved cornicing, laminated flooring, radiator

### **Bedroom 4**

9' 10" x 8' 8" ( 3.00m x 2.64m )

Two UPVC double glazed windows to front, coved cornicing, radiator, integrated over stairs storage cupboard

### **Family Bathroom**

Free standing bath with mixer taps and separate shower head, TV built into end of bath, low level WC, pedestal wash hand basin with vanity unit with mixer taps, UPVC double glazed window to rear, underfloor heating







### **Conservatory**

13' 2" max x 11' 6" ( 4.01m max x 3.51m )  
UPVC double glazed windows throughout, plastic roof, french doors to rear, radiator, tiled floor

### **Front Garden**

Double driveway, separate garage

### **Rear Garden**

Paved area leading to side, raised decking, workshop

### **Garage**

Electric roller shutter door, heating, power, storage unit



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welcome to

## Neath Court, Ingleby Barwick Stockton-On-Tees

- MASTER WITH EN SUITE
- CONSERVATORY
- FRONT AND REAR GARDEN
- OFF-STREET PARKING VIA DRIVEWAY AND GARAGE
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: C

**£325,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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