



We are pleased to offer for sale a superb four bedroom detached house in the sought after Beckfields area of Ingleby Barwick. Located at the head of a quiet cul de sac standing on a large corner plot with lovely, well maintained gardens to the front and rear, attached double garage, excellent off street parking for several vehicles and additional hardstanding suitable for a caravan or boat.

Presented in immaculate decorative order throughout with a recently refitted en suite shower room the property offers excellent family sized accommodation with all fitted carpets, floor coverings, blinds and light fittings included in the sale.

There is space to extend the current accommodation subject to obtaining the necessary planning consents.

Buckland Close is in a sought after area off Beckfields Avenue. Only a short walk from local shops, excellent schools for all age groups, regular bus services and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the well appointed accommodation briefly comprises: spacious Entrance Hall with stairs to the first floor, Cloakroom/ wc, Lounge with bay window, separate Dining Room with patio doors to the rear garden, fitted Kitchen/ Breakfast Room with granite worktops and breakfast bar, range type cooker and integrated dishwasher & washing machine which also includes American Fridge/Freezer, Landing, four Bedrooms - two with a range of fitted wardrobes and master Bedroom with refitted En Suite Shower Room/ wc and fully tiled Bathroom/ wc with wall mounted chrome shower.

Large front garden. Double width paved drive. Additional hardstanding. Double garage 18'0 x 17'10 with remote control twin up and over doors and utility area. Large rear garden with paved patio area. Summerhouse 11'8 x 7'8. Garden shed 8'0 x 4'0. Greenhouse.

An internal inspection is highly recommended to appreciate the property.

Buckland Close, Stockton-On-Tees, TS17 0XP

4 Bedroom - House - Detached

£370,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



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Entrance Hall

9'4 x 6'0 (2.84m x 1.83m)

Cloakroom/ wc

6'0 x 3'6 (1.83m x 1.07m)

Lounge

16'0 x 10'6 increasing to 12'6 into bay (4.88m x 3.20m increasing to 3.81m into bay)

Dining/ Sitting Room

16'0 x 10'0 (4.88m x 3.05m)

Kitchen/ Breakfast Room

16'4 x 9'2 narrowing to 6'10 (4.98m x 2.79m narrowing to 2.08m)

Landing

Bedroom 1

14'2 x 10'10 plus wardrobes (4.32m x 3.30m plus wardrobes)

En Suite Shower Room/ wc

7'6 x 5'10 (2.13m'1.83m x 1.52m'3.05m)

Bedroom 2

11'0 x 10'4 (3.35m x 3.15m)

Bedroom 3

8'10 x 7'10 plus door recess (2.69m x 2.39m plus door recess)

Bedroom 4

9'0 x 7'0 (2.74m x 2.13m)

Bathroom/ wc

6'2 x 5'10 (1.88m x 1.78m)



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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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

