



Portchester Close, TS17 5LQ
5 Bed - House - Detached
£765,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: G



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FRIENDS**
ESTATE AGENTS

Portchester Close Ingleby Barwick TS17 5LQ

*** EXECUTIVE INDIVIDUALLY BESPOKE DESIGNED ***

*** VIDEO GATED ENTRY SYSTEM ***

*** LARGE 6 X 6M DOUBLE GARAGE WITH ELECTRIC ROLLER DOORS ***

*** OVERLOOKING "TEES HERITAGE PARK" ***

RARE TO THE MARKET, this bespoke designed five double bedroom luxury family detached home, spanning over 4,300 square feet, comprising over three floors and occupying one of the larger plots, providing panoramic views at the front of the Tees Heritage Park and Countryside.

The property has been individually designed to the owners requirements, with High Ceilings, Deep 7" Skirting Boards Throughout with Bespoke Architrave and all the windows with Solid Wood Window Casings. With very attractive decor throughout the property, makes this a "MUST VIEW" to appreciate the fine details used in this development.

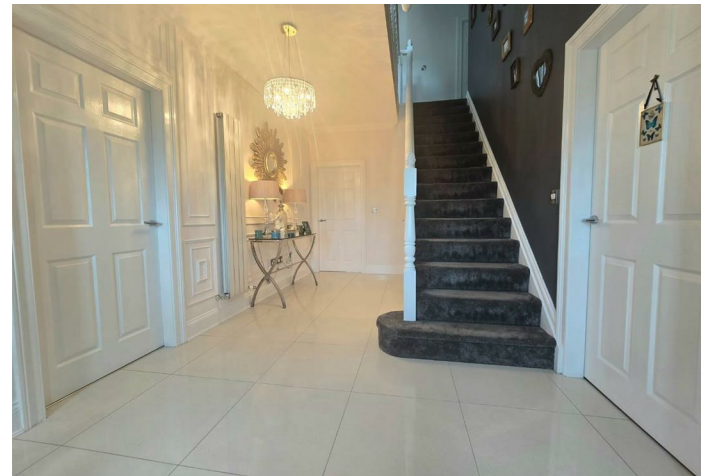
The Property Briefly Comprises of; Entrance Hallway, Downstairs WC, Living Room, Second Reception Room, Open-Plan Kitchen/Diner/Family Area spread over 45ft, Sunroom, Second Entrance Hallway at the Rear of the Property, and Separate Utility Room on the Ground Floor.

The First Floor has a generous Landing, Master Bedroom over 23ft, with a Spacious Four Piece En-Suite and a Huge Walk-In Dressing Room allowing any future owner to create an additional bedroom off the Landing, Bedroom Two with Walk-In Dressing Room an En-Suite Shower Room, and an Additional Third Bedroom with En-Suite.

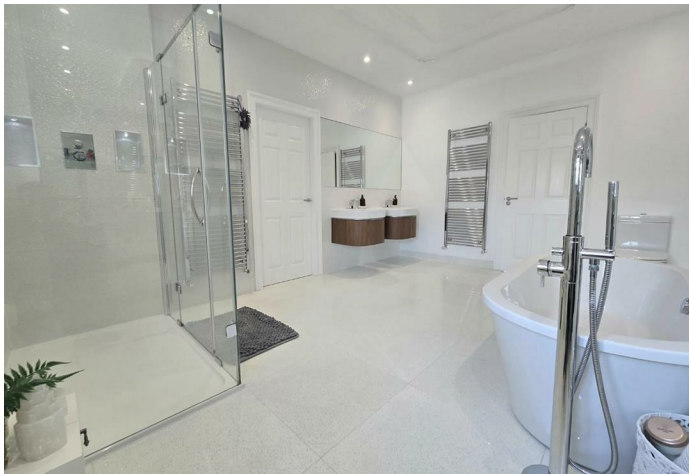
The Second Floor Provides a good sized Landing, leading to 'French Doors' to a balcony. Off the Landing you will find Bedroom Four with Walk-In Dressing Room and En-Suite and Bedroom Five currently used as a Cinema Room with Bar/Kitchen Area.

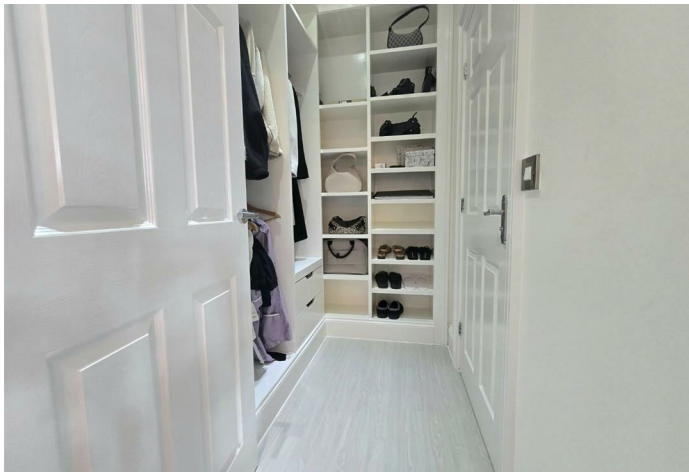
Externally, you will find landscaped gardens with three patio areas laid with Indian Sandstone spread across the Front and Rear of plot, double width driveway and double garage with roller doors.











GROUND FLOOR

Entrance Hallway

18'7" x 9'6" (5.67m x 2.90m)

Featured Wall Panelling with Double Storage Cupboards, Understairs Storage & Porcelain Tiled Floor

Living Room

13'9" x 22'2" (4.21m x 6.77m)

Wide Plank Laminate Flooring, Beautiful Wall Panelling and Electric Fire Place

Second Reception Room

9'7" x 12'8" (2.93m x 3.87m)

Fitted with LVT Flooring, Ideal for use as Play Room or Home Office

Downstairs WC

4'2" x 6'9" (1.29m x 2.08m)

Open-Plan Kitchen/Diner

14'8" x 45'8" (4.49m x 13.92m)

Spanning Over 45ft, Ideal Family Area, with Stunning Porcelain Tiled Floor, Shaker Style Kitchen with Built in Oven, Coffee Machine, Dishwasher, Quartz Sink, Induction Hob, and Stretch Ceiling with LED Back Lighting

Sunroom

13'6" x 17'7" (4.13m x 5.36m)

Vaulted Ceilings and Beautiful Views of the Rear Garden

Utility Room

6'2" x 8'3" (1.90m x 2.53m)

Shaker Style Units & Porcelain Tiled Floor

Rear Entrance Hallway

4'10" x 9'4" (1.48m x 2.86m)

Vaulted Ceilings with Double Storage Cupboards

FIRST FLOOR

Landing

22'4" x 9'2" (6.81m x 2.81m)

Bedroom 1

14'6" x 23'7" (4.44m x 7.20m)

LVT Flooring with Juliet Balcony

Walk-In Dressing Room

14'8" x 9'5" (4.49m x 2.88m)

Bespoke Built-In Wardrobes, LVT Flooring & Featured Wall Panelling

En-Suite

14'7" x 10'7" (4.47m x 3.24m)

Italian Porcelain Wall Tiles, Porcelain Floor Tiles, Large Walk-In Shower and Free Standing Bath both with Recessed LED Lit Storage, Large Mirrored Area over Duravit Double Hand Basins with Sensor Taps

Bedroom 2

13'2" x 14'9" (4.02m x 4.50m)

Walk-In Dressing Room

5'4" x 7'4" (1.63m x 2.26m)

Bespoke Built-In Wardrobes

En-Suite

5'9" x 7'5" (1.76m x 2.27m)

Porcelain Wall Tiles with Duravit Wash Basin, Double Walk-In Shower with Recessed Lighting, Large Mirrored Wall & LVT Flooring

Bedroom 3

9'4" x 10'7" (2.87m x 3.23m)

Built-In Wardrobes

En-Suite

7'5" x 9'7" (2.27m x 2.93m)

Shower over Bath, WC & Vanity Unit Basin, Travertine Stone Tiles and a Stunning Recessed Lighting Feature

SECOND FLOOR

Landing

16'7" x 9'0" (5.06m x 2.76m)

Spacious Landing with West Facing Balcony - 1.60m x 3.44m

Bedroom 4

13'3" x 12'10" (4.06m x 3.93m)

Large Velux Windows

Walk-In Dressing Room

6'1" x 9'6" (1.87m x 2.92m)

Bespoke Dressing Room

En-Suite

5'8" x 10'5" (1.73m x 3.19m)

Italian Porcelain Wall Tiles, Porcelain Floor Tiles, Shower over Bath, with LED Lit Recessed Storage, Hand Basin with Vanity Unit and Sensor Taps

Bedroom 5

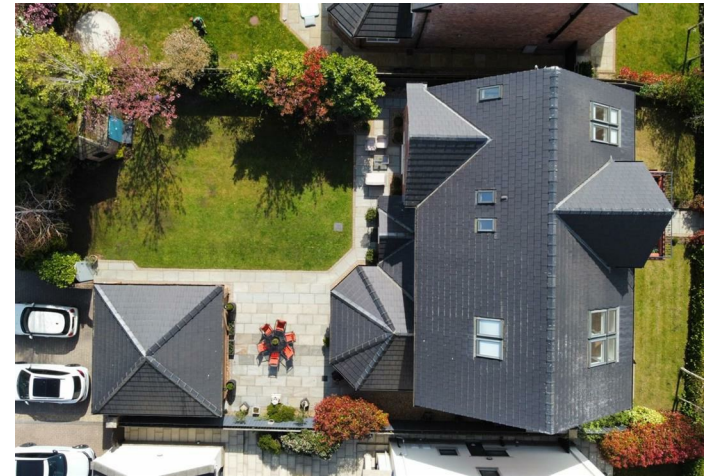
19'6" x 22'6" (5.95m x 6.87m)

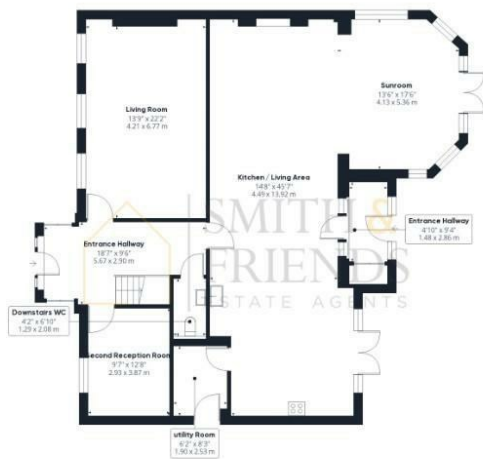
Currently used as a Cinema Room with Built in Bar/Kitchen Area, Large Velux Windows and Laminate Flooring, Creating the Perfect Space for a Separate Living Space.

DETACHED DOUBLE GARAGE

18'7" x 19'3" (5.68m x 5.87m)

Electric Roller Doors





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

4236.88 ft²
393.62 m²

Balconies and terraces

58.99 ft²
5.48 m²

Reduced headroom

162.1 ft²
15.06 m²

(1) Excluding balconies and terraces

Reduced headroom

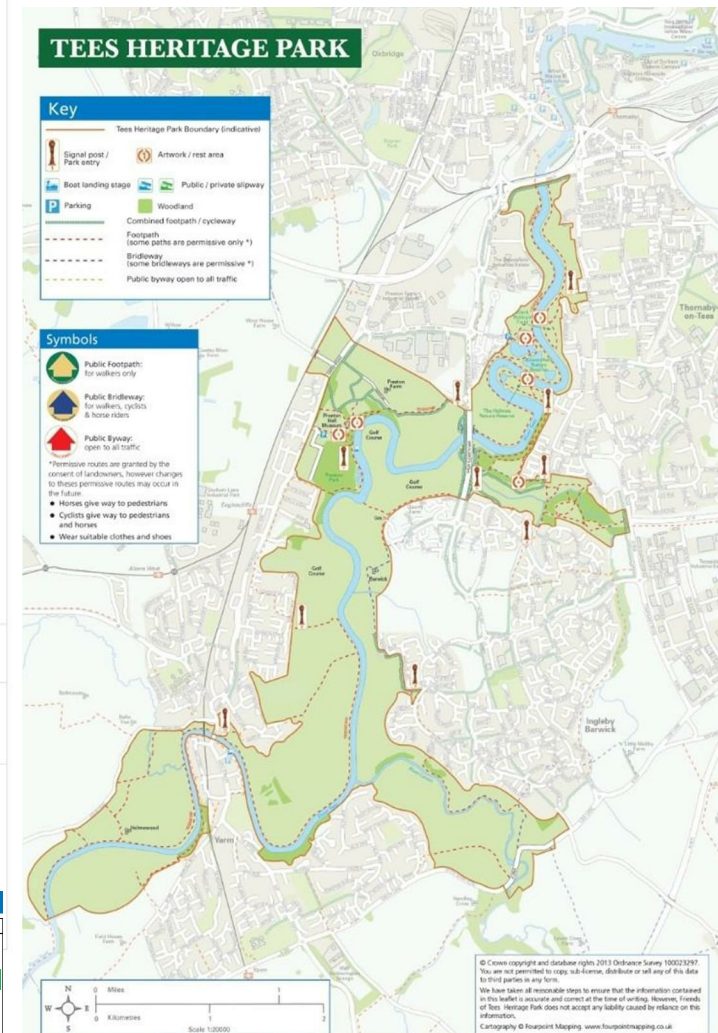
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. Smith & Friends Estate Agents 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.

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