

28 Simonside Grove, Ingleby Barwick

£290,000

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28 Simonside Grove

Ingleby Barwick, Stockton-On-Tees

Immaculate four bedroom detached home in Sober Hall, Ingleby Barwick, with a modern kitchen, en-suite, landscaped gardens, double driveway and garage.

- An immaculately presented, significantly improved four bedroom detached family home
- Enjoying a delightful position within the sought after Sober Hall area of Ingleby Barwick
- Beautifully landscaped gardens to front and rear, double width driveway providing off street parking and single garage
- Lounge with front bay window and having a living flame effect gas fire set in a feature surround
- Dining room with patio doors opening to the rear garden
- Redesigned kitchen with built-in oven and hob and integrated dishwasher
- Utility room with further fitted units and cloakroom/WC
- Four bedrooms, with three having fitted wardrobes and the master has an en-suite shower room
- Family bathroom with white three piece suite
- Gas central heating system and double glazing

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Occupying a delightful position within the highly regarded Sober Hall area of Ingleby Barwick, this **immaculately presented and significantly improved four bedroom detached family home** offers an exceptional opportunity for purchasers seeking a property which combines stylish modern living with generous, versatile family accommodation.

Beautifully maintained and thoughtfully enhanced by the current owners, the property is complemented by attractive, landscaped gardens to both the front and rear, creating an appealing setting in which to relax and enjoy outdoor living. A double width driveway provides convenient off street parking and leads to the integral single garage.

The welcoming accommodation begins with an entrance hall leading through to a particularly inviting lounge, featuring an attractive front facing bay window and a living flame effect gas fire set within an impressive feature surround, creating a warm and comfortable space in which to unwind. The separate dining room provides an ideal setting for family meals and entertaining, with patio doors opening directly onto the rear garden, allowing the outside space to become a natural extension of the living accommodation during the warmer months.

A particular feature of the home is the beautifully redesigned kitchen, thoughtfully arranged with a range of fitted units, built-in oven and hob and integrated dishwasher. This is complemented by a useful utility room, providing additional fitted storage and workspace, together with a convenient cloakroom/WC.

To the first floor, there are four well-proportioned bedrooms, three of which benefit from fitted wardrobes, providing excellent storage. The master bedroom enjoys the added luxury of its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom fitted with a modern white three piece suite.



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Externally, the beautifully landscaped gardens provide an attractive backdrop to the property, with the rear garden offering a particularly pleasant environment for outdoor dining, entertaining and family enjoyment.

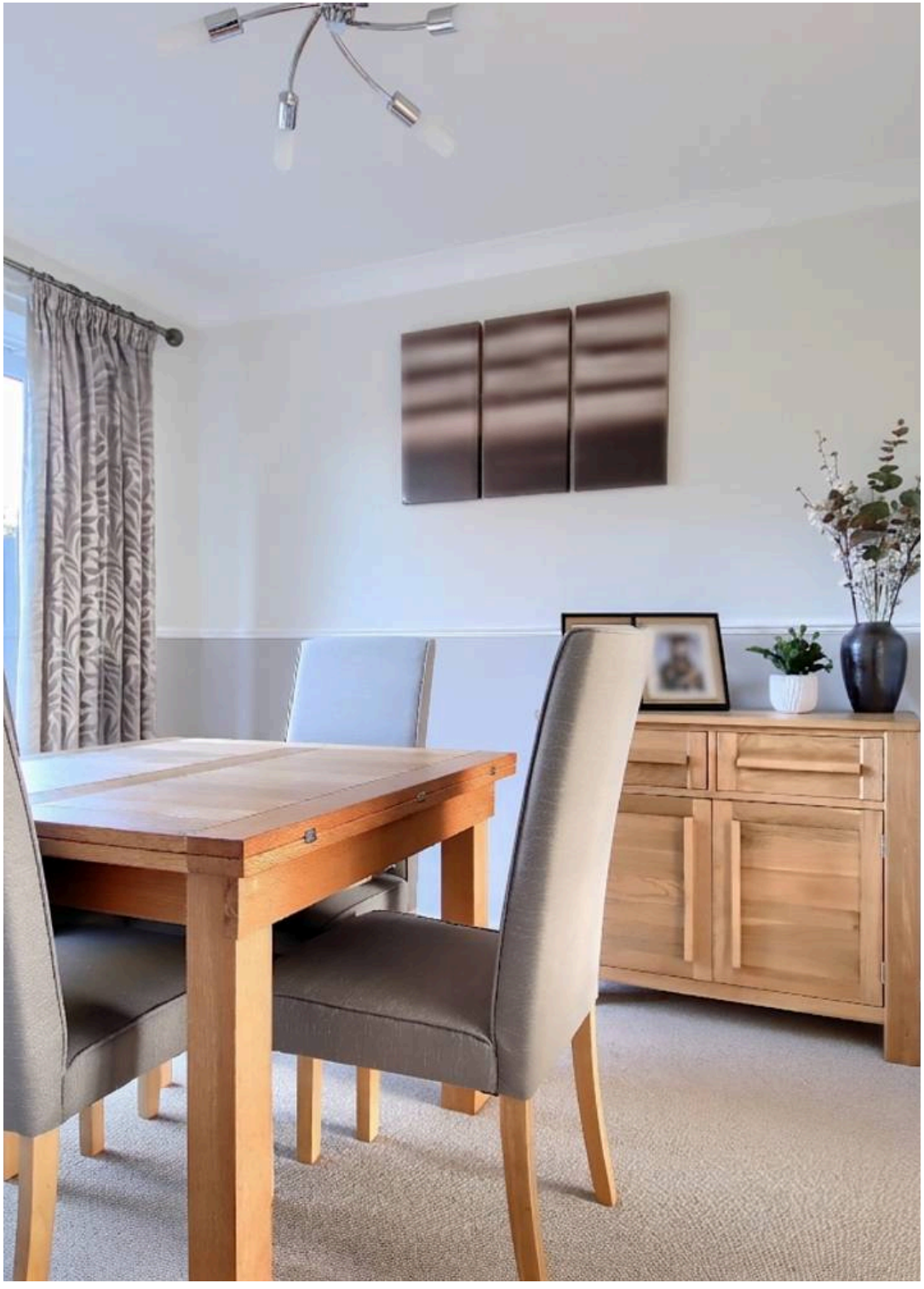
Further benefits include a gas central heating system and double glazing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











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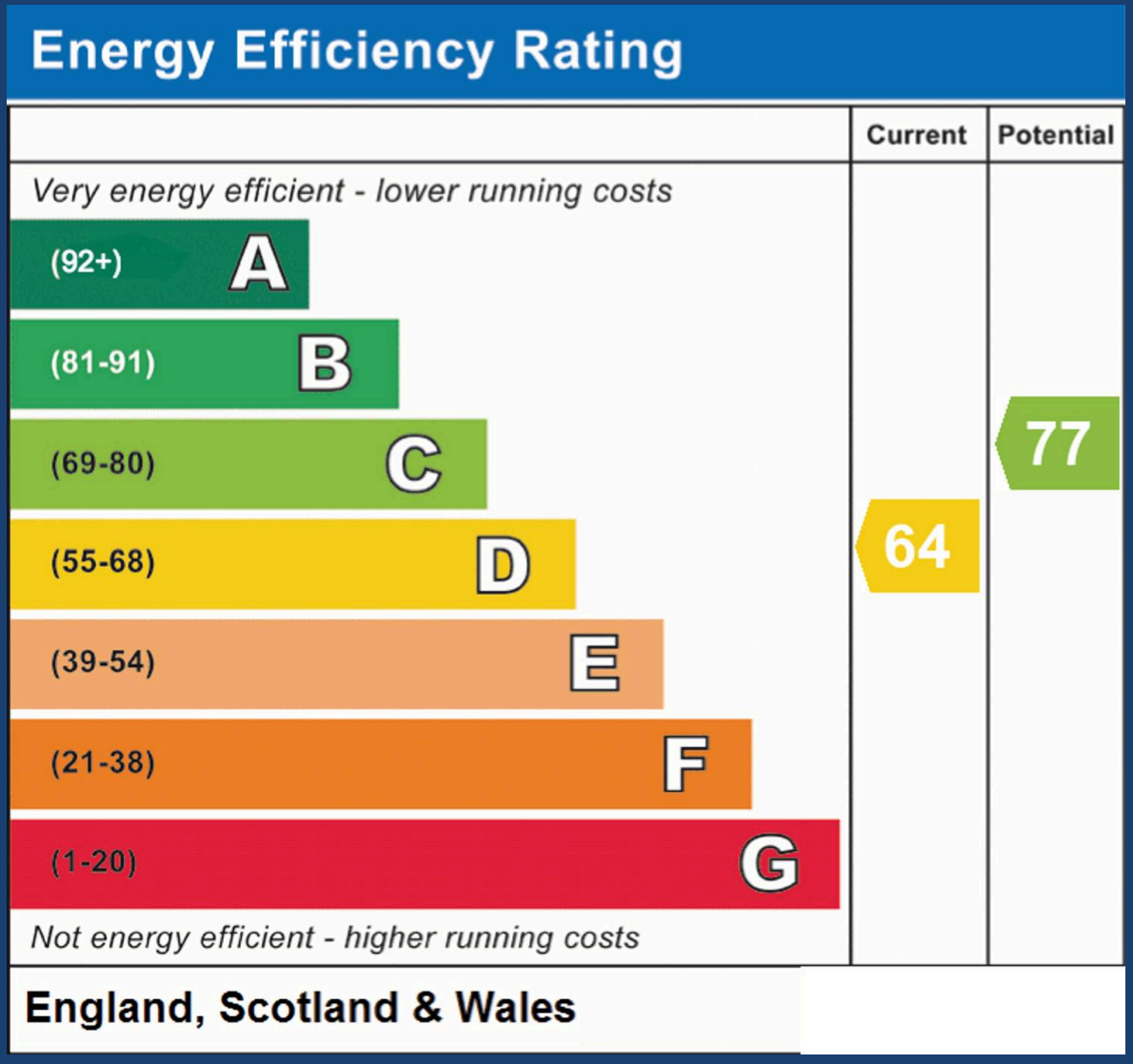
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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