



## Breton Drive, Ingleby Barwick, Stockton-On-Tees, TS17 0BD

Positioned in the sought after Ingleby Manor area, this beautifully presented detached family home was built by Bellway Homes in 2019 and still benefits from the remaining NHBC warranty.

Step into a welcoming hallway that leads to a convenient cloakroom/WC. The generous lounge offers a comfortable space to relax, while the highlight of the home is the impressive kitchen/dining room. This spacious area features a range of integrated appliances, including a fridge freezer, 5 ring gas hob, dishwasher, double oven, and washing machine, along with a charming feature window and French doors that open directly onto the rear garden.

The first floor is home to three double bedrooms, including one with its own en-suite shower room, as well as a sleek, contemporary family bathroom. Occupying the entire top floor, the master suite offers excellent privacy and space, with two built in wardrobes and an en-suite.

Outside, the rear garden has been thoughtfully landscaped with porcelain tiles, artificial lawn, and planted borders for low maintenance enjoyment. A side driveway provides convenient off road parking and leads to a detached single garage with power, the EV charger can be included in the sale.

The home is ideally positioned near Barleyfields Primary, Ingleby Mill Primary, and Ingleby Manor Free School, and within easy reach of local shops and amenities.

Asking Price £310,000



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HALL

LOUNGE

14'10" x 10'10" (4.52m x 3.30m )

KITCHEN/DINING ROOM

19'6" x 11'3" (5.94m x 3.43m)

DOWNSTAIRS WC

5'4" x 3'4" (1.63m x 1.02m)

LANDING

BEDROOM TWO

10'3" x 10' (3.12m x 3.05m )

ENSUITE

6'9" x 4'7" (2.06m x 1.40m)

BEDROOM THREE

11'4" x 8'11" (3.45m x 2.72m)

BEDROOM FOUR

11' x 6'9" (3.35m x 2.06m)

BATHROOM

8'1" x 5'6" (2.46m x 1.68m )

LANDING

BEDROOM ONE

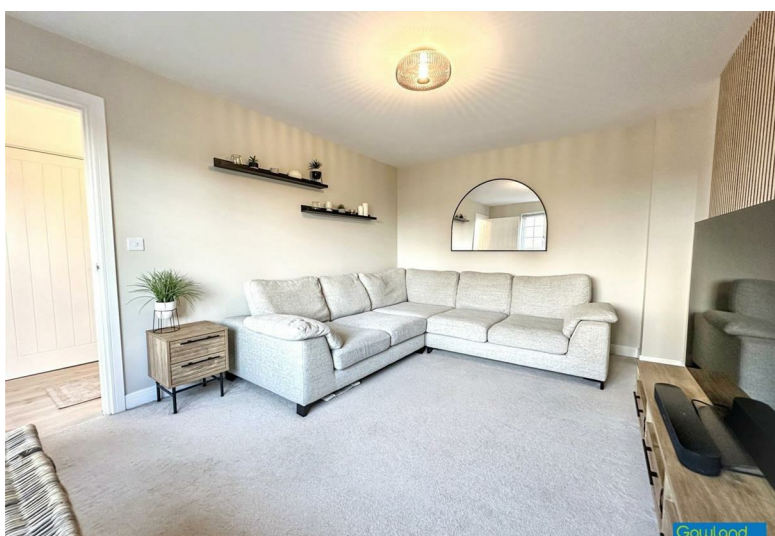
18'5" x 11'1" (5.61m x 3.38m)

ENSUITE

8'1" x 7'10" (2.46m x 2.39m)

AML PROCEDURE

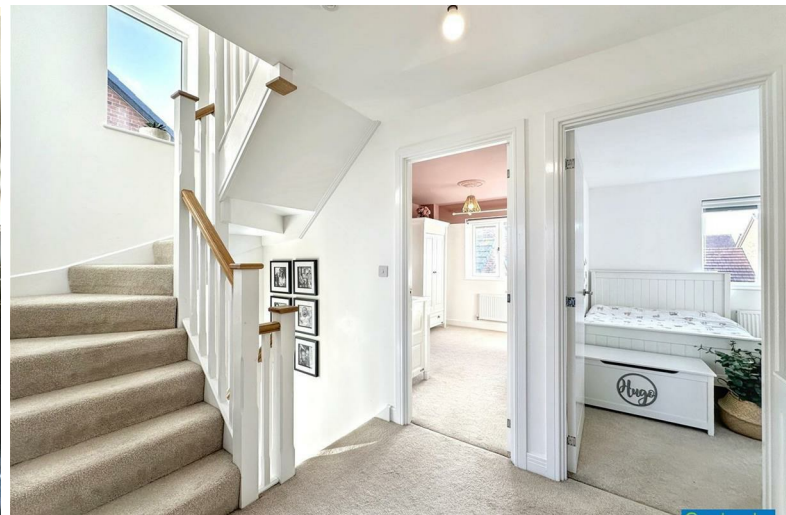
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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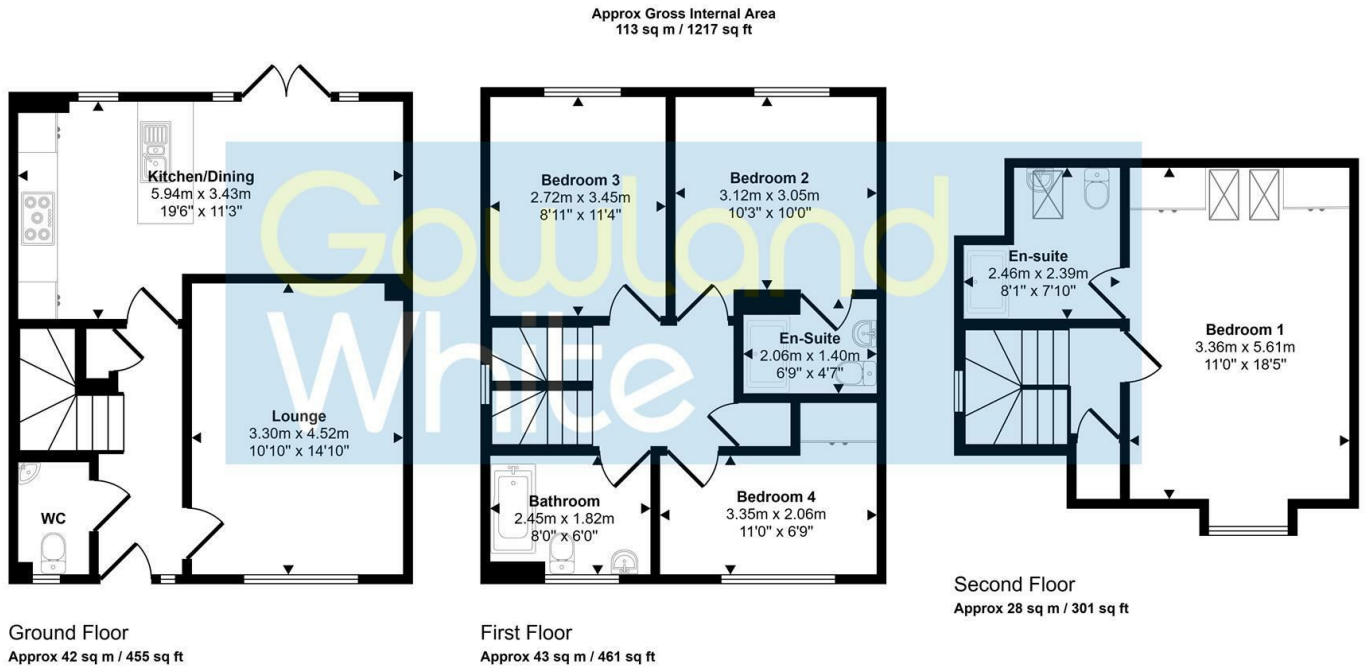
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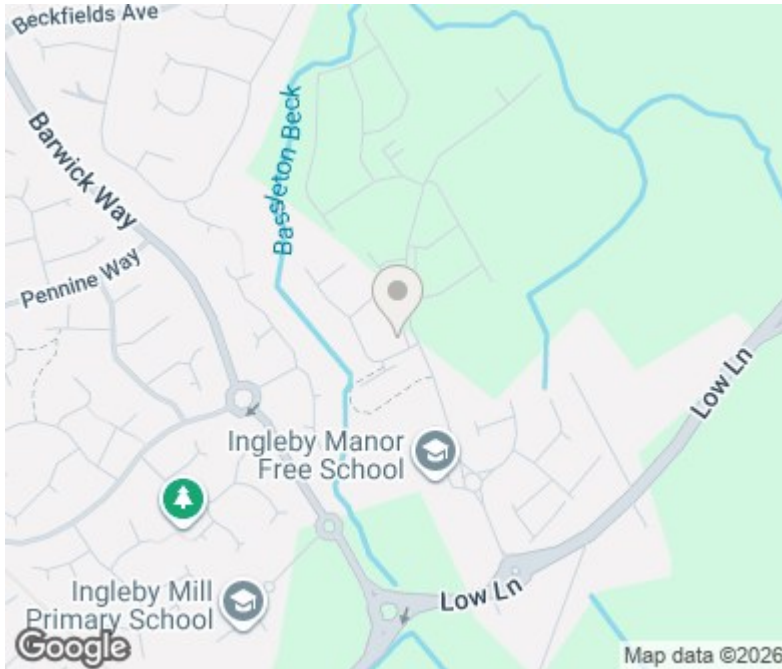
Gaulood

Tel: 01642 615657

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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