



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

**welcome to**

## **Breton Drive, Ingleby Barwick Stockton-On-Tees**

Stunning four-bedroom detached home on a generous plot in a quiet Ingleby Barwick cul-de-sac. Features stylish interiors, spacious kitchen diner, two en-suites, fitted wardrobes, garage, driveway and a private lawned garden with patio. Early viewing recommended

### **Downstairs Wc**

Low level WC, wash hand basin, radiator

### **Lounge**

15' 5" x 11' 5" ( 4.70m x 3.48m )  
Window to front, radiator

### **Kitchen**

28' 1" x 10' 8" ( 8.56m x 3.25m )  
UPVC door to rear, window to rear, TV point,  
radiator, oven, microwave, fridge freezer, spotlights,  
extractor fan

### **Utility Room**

5' 5" x 4' 5" ( 1.65m x 1.35m )  
Plumbing for appliances

### **Bedroom 1**

15' 7" x 14' 1" ( 4.75m x 4.29m )  
Window to front, radiator

### **Bedroom 2**

15' 1" x 10' 2" ( 4.60m x 3.10m )  
Window to front, radiator

### **Bedroom 3**

11' 5" x 10' 8" ( 3.48m x 3.25m )  
Window to rear, radiator, built-in wardrobes

### **Bedroom 4**

10' 2" x 10' 2" ( 3.10m x 3.10m )  
Window to rear, radiator, built-in wardrobes

### **Bathroom**

Window to rear, bath with shower unit, wash hand  
basin, splash back, extractor fan, low level WC

### **Front Garden**

Laid to lawn, driveway, integral garage

### **Rear Garden**

Laid to lawn, patio, enclosed timber fence





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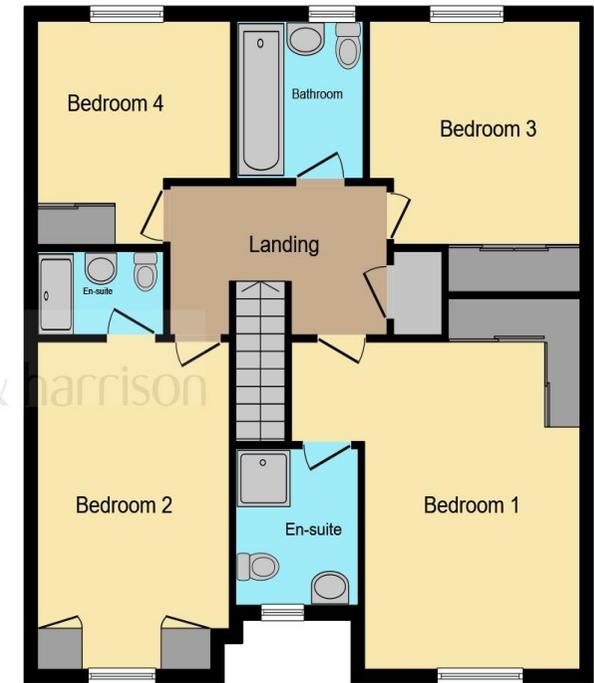
- CUL-DE-SAC
- DETACHED
- FOUR BEDROOMS
- FRONT AND REAR GARDENS
- OFF-STREET PARKING

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

offers over  
**£335,000**



Ground Floor



First Floor

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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