



**Brantingham Drive, Ingleby Barwick Stockton-On-Tees TS17**  
**5LS**

**welcome to**

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

Fellows Hall: a stunning six-bedroom detached home offering 3,445 sq ft of luxury living. Features include elegant interiors, a 29ft kitchen, multiple en-suites, double garage with loft room, and a south-facing garden. Set in an exclusive Ingleby Barwick cul-de-sac near top schools.

### **Entrance Hall**

#### **Lounge**

29' 6" x 15' 11" ( 8.99m x 4.85m )

#### **Dining Room**

13' 3" x 7' 8" ( 4.04m x 2.34m )

#### **Kitchen**

29' 6" x 12' 9" ( 8.99m x 3.89m )

#### **Utility Room**

#### **Downstairs Wc**

#### **Garden Room**

11' 4" x 8' 10" ( 3.45m x 2.69m )

#### **First Floor Landing**

#### **Reception Room**

15' 11" x 14' ( 4.85m x 4.27m )

#### **Bedroom 2**

15' 3" x 12' 9" ( 4.65m x 3.89m )

#### **Bedroom 3**

12' 9" x 11' 8" ( 3.89m x 3.56m )

#### **Jack And Jill En Suite**

#### **Bedroom 4**

15' 11" x 9' 1" ( 4.85m x 2.77m )

#### **En Suite**

#### **Bathroom**

#### **Second Floor Landing**

#### **Bedroom 1**

20' 10" x 14' 4" ( 6.35m x 4.37m )

#### **En Suite**

#### **Bedroom 5**

16' 2" x 9' 5" ( 4.93m x 2.87m )

#### **Study**

13' 3" x 6' 10" ( 4.04m x 2.08m )

#### **Bedroom 6**

12' 5" x 9' 5" ( 3.78m x 2.87m )

#### **Wc**

#### **Front Garden**

#### **Rear Garden**





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## Brantingham Drive, Ingleby Barwick Stockton-On-Tees

- DOUBLE GARAGE WITH LOFT ROOM
- GRAVELLED DRIVEWAY FOR UP TO FOUR CARS
- SPACIOUS SOUTH-FACING GARDEN
- SIX BEDROOMS WITH MULTIPLE EN SUITES
- CUL-DE-SAC

Tenure: Freehold EPC Rating: C

Council Tax Band: G

**£690,000**



TOTAL FLOOR AREA : 3445 sq.ft. (320.1 sq.m.) approx.

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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