GowlandWhite

# Talbenny Grove, Ingleby Barwick, Stockton-On-Tees, TS17 5EB

Located in the sought after Round Hill area of Ingleby Barwick, and within easy walking distance of local primary schools and everyday amenities, this immaculately presented four bedroom detached home is ideally suited to family living.

The entrance hallway leads into the modern kitchen, fitted with cream shaker style units and integrated appliances including an induction hob, oven, microwave, dishwasher, fridge freezer and washing machine/dryer, a dining area sits alongside. The main living room to the rear enjoys French doors opening onto the garden, while a separate versatile snug provides valuable flexibility for play, work or another relaxation space.

Upstairs, there are four bedrooms, three of which feature fitted wardrobes. The main bedroom benefits from its own en-suite shower room, and the family bathroom includes a shower over the bath.

Externally, the property benefits from a front garden and a driveway providing off-street parking for multiple vehicles, leading to a single garage. The rear garden is enclosed and well arranged with lawn and patio, and includes a summer house with power as well as a swing set that is included in the sale.

Additional benefits include gas central heating, UPVC double glazing, an EV charging point and a convenient location within walking distance of local primary schools. An excellent family home, this property combines generous living accommodation with attractive outdoor space in a popular residential location.

Offers Over £270,000

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HALLWAY

KITCHEN
14'4" x 9'6" (4.37m x 2.90m)

LOUNGE
15'2" x 11'10" (4.62m x 3.61m)

SNUG
9'8" x 9'7" (2.95m x 2.92m)

DOWNSTAIRS WC
5' x 2'6" (1.52m x 0.76m)

LANDING

BEDROOM ONE
11'6" x 9'11" (3.51m x 3.02m)

EN SUITE
6'3" x 5'8" (1.91m x 1.73m)

BEDROOM TWO
10'3" x 8'10" (3.12m x 2.69m)

BEDROOM THREE
8'10" x 8'10" (2.69m x 2.69m)

BEDROOM FOUR
8'10" x 6'9" (2.69m x 2.06m)

BATHROOM
6'9" x 5'5" (2.06m x 1.65m)

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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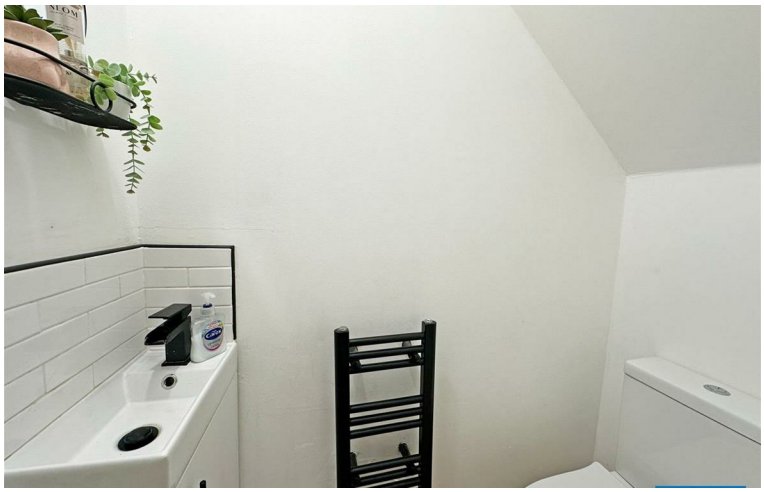

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Tel: 01642 615657

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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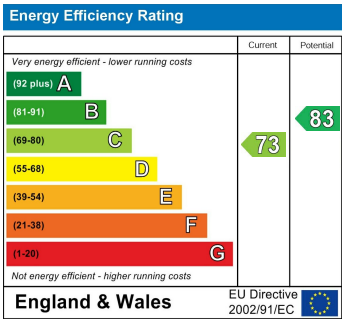


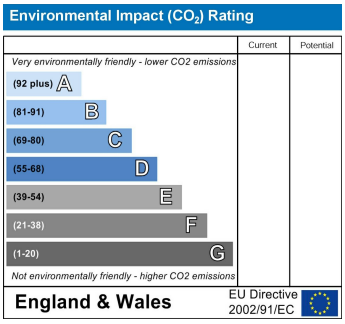


VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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