

**BROUGH FIELD CLOSE, INGLEBY BARWICK,
STOCKTON-ON-TEES, TS17 5AT**



- ▲ A deceptively spacious four bedroom detached home benefitting from a substantial full width ground floor rear extension
- ▲ Nicely positioned on a corner plot within the popular Broomhill area of Ingleby Barwick
- ▲ Lounge with living flame effect gas fire in feature surround having double doors to the separate dining room
- ▲ Kitchen extension with modern fitted units, built in oven, microwave oven, gas hob and integrated dishwasher
- ▲ Sitting/garden room with double glazed French doors to the rear garden and versatile study with cloakroom/WC
- ▲ Four bedrooms with three having fitted wardrobes and the master has an en-suite shower room
- ▲ Bathroom with modern white three piece suite and wall tiling
- ▲ Gas central heating system and double glazing
- ▲ Generous impressed concrete off street parking, single garage and pleasant enclosed rear garden

£300,000

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GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.52m x 3.07m (14'10" x 10'1")

DINING ROOM - 3.3m x 2.54m (10'10" x 8'4")

KITCHEN - 3.66m x 2.77m (12' x 9'1")

GARDEN ROOM/SITTING ROOM - 3.9m x 3.66m (12'10" x 12')

STUDY - 4.04m (13'3") x 3.3m (10'10") reducing to 1.98m (6'6")

CLOAKROOM/WC

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.06m x 3.15m (13'4" x 10'4")
Fitted wardrobes.

EN-SUITE SHOWER ROOM -

BEDROOM TWO - 3.5m x 2.97m (11'6" x 9'9")

BEDROOM THREE - 3.23m x 2.41m (10'7" x 7'11")
Fitted wardrobes.

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BEDROOM FOUR - 2.34m (7'8") to robes x 1.88m (6'2")

BATHROOM - 2.36m x 1.52m (7'9" x 5')

EXTERNALLY

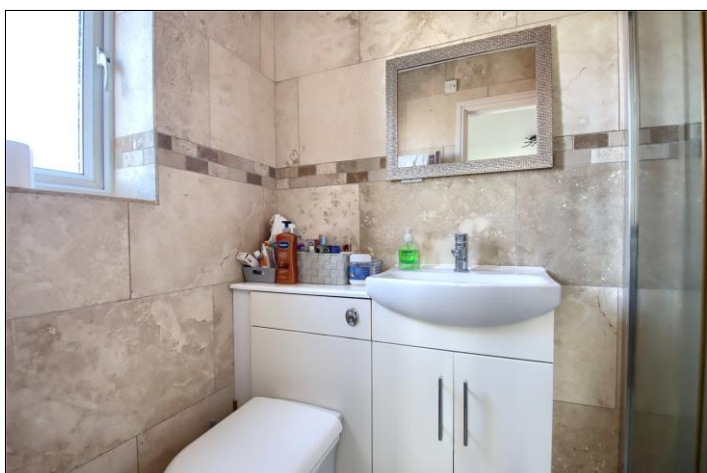
GARDENS & GARAGE

Generous impressed concrete driveway/car hardstanding area with access to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with decking and a paved patio area.

AGENTS REF: - DC/LS/ING260192/09042026

Council Tax Band: E **Tenure:** Freehold

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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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