



**Warbler Close, Ingleby Barwick, TS17 0TQ**  
**4 Bed - House - Detached**  
**O.I.R.O £365,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: D**



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ESTATE AGENTS

# Warbler Close

## Ingleby Barwick Stockton-On-Tees TS17 0TQ

\*\* LARGE EXTENDED 4 BED DETACHED HOUSE \*\*

\*\* CUL DE SAC LOCATION \*\*

\*\* LARGE GARDEN NOT OVERLOOKED \*\*

Positioned at the head of a quiet cul-de-sac within the highly sought-after 'Lowfields' area of Ingleby Barwick, this significantly extended four-bedroom detached home offers spacious and versatile accommodation ideal for modern family living.

Occupying a prime corner plot with open green space to the side, the property benefits from both a front extension and a full-height double storey side extension, creating generous living space throughout.

A welcoming entrance hallway leads into an exceptionally large living room, filled with natural light from two large windows. To the rear, the impressive 25ft kitchen/diner provides an excellent family and entertaining space, complemented by a separate utility room and downstairs WC.

To the first floor are four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a modern en-suite with underfloor heating. Two further bedrooms also feature fitted wardrobes. The contemporary family bathroom includes a separate shower cubicle and underfloor heating.

Externally, the property boasts a large, well-maintained rear garden offering a high degree of privacy and not overlooked. To the front, there is driveway parking for two vehicles and a single garage with electric door.

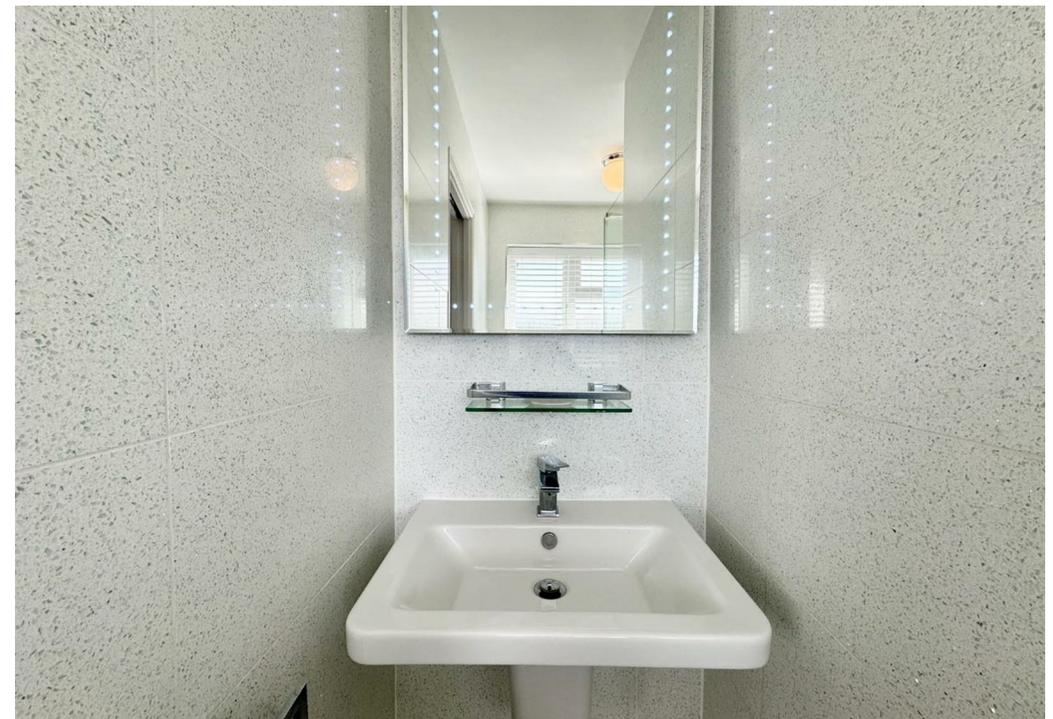
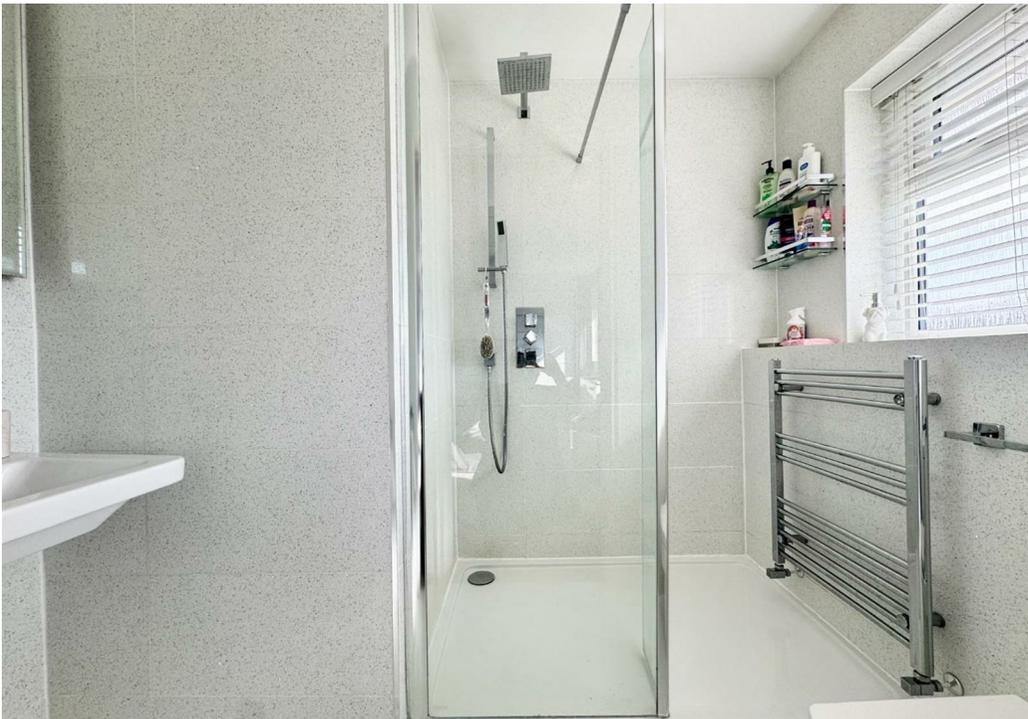
Ideally located close to highly regarded schools, local shops and amenities, with excellent transport links to the A66, A19 and A174.

Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK











## GROUND FLOOR

### Entrance Hallway

4'9" x 7'4" (1.47m x 2.26m)

### Living Room

20'8" x 17'7" (6.30m x 5.37m)

### Kitchen\Diner

25'1" x 10'11" (7.66m x 3.35m)

### Utility Room

7'9" x 6'5" (2.38m x 1.97m)

### W/C

4'7" x 4'8" (1.40m x 1.44m)

## FIRST FLOOR

### Landing

27'8" x 4'5" (8.44m x 1.37m)

### Bedroom 1

15'10" x 11'5" (4.83m x 3.49m)

### En-Suite

5'7" x 4'6" (1.71m x 1.39m)

### Bedroom 2

13'8" x 8'7" (4.19m x 2.64m)

### Bedroom 3

7'9" x 12'10" (2.38m x 3.92m)

### Bedroom 4

7'10" x 8'8" (2.41m x 2.66m)

### Bathroom

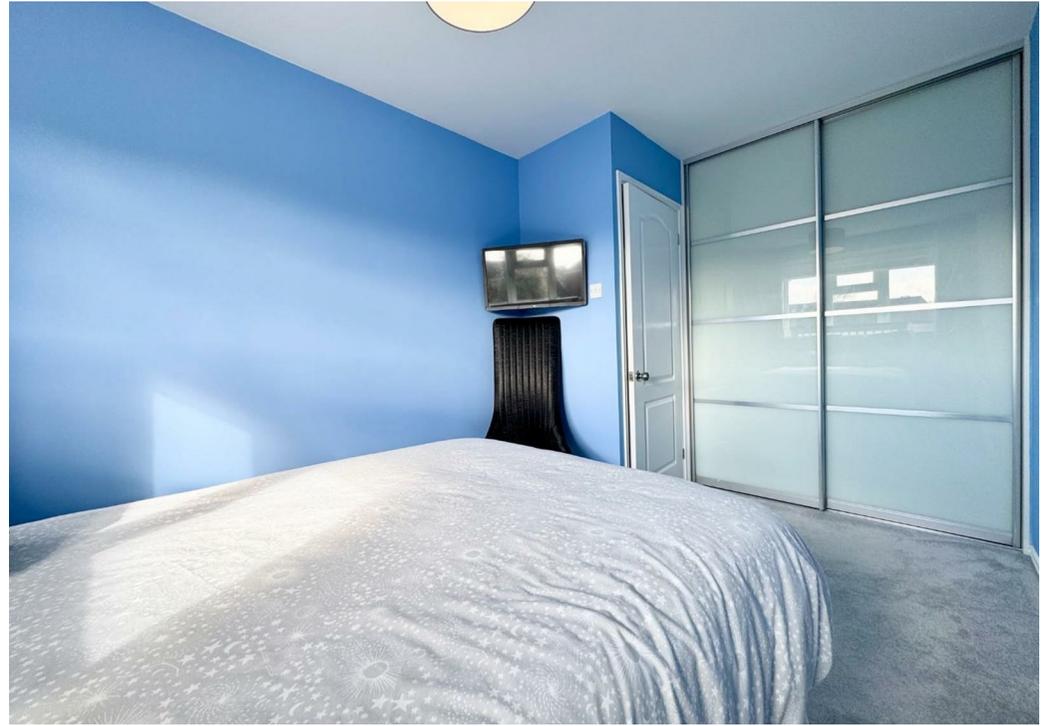
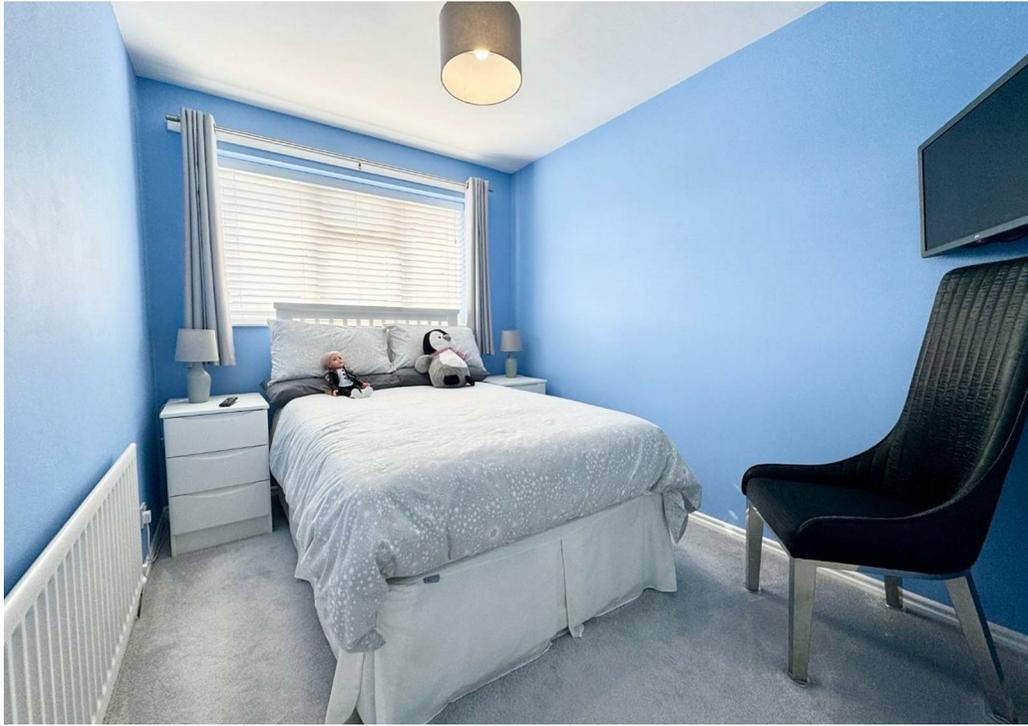
8'4" x 6'4" (2.55m x 1.94m)

## EXTERNALLY

### Garage

8'1" x 17'1" (2.48m x 5.22m)







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1680 ft<sup>2</sup>  
156.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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