



8 Wellbrook Close, Ingleby Barwick

Offers Over £480,000



Michael Poole
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8 Wellbrook Close

Ingleby Barwick, Stockton-On-Tees

Unexpectedly back on the market due to break in chain - An individually designed, extensively refurbished four double bedroom detached family/executive home occupying a delightful plot.

- Unexpectedly back on the market due to break in chain
- An individually designed, extensively refurbished four double bedroom detached family/executive home Spanning Approximately 2,002 Sq. Ft
- Occupying a delightful plot within a small exclusive cul-de-sac, off Priorwood Gardens in the Beckfields area of Ingleby Barwick
- Generous gardens, with the rear backing onto a picturesque woodland area, block paved driveway and garage
- Stunning reception hallway leading to an impressive galleried landing on the first floor
- Spacious lounge with living flame effect gas fire in feature surround and versatile study
- Remodelled kitchen/dining/family area with an excellent range of fitted units and integrated appliances
- Utility room and ground floor cloakroom/WC
- Master bedroom suite with dressing area and luxurious en-suite shower room and stunning redesigned family bathroom
- Gas central heating system and sealed unit double glazed windows



GROUND FLOOR

Reception Hallway

With entrance door, coved ceiling, built in storage cupboard, under stairs cupboard and attractive feature staircase leading to the first floor.

Cloakroom/WC

With low level WC and wash hand basin. Tiled floor, radiator and double glazed window.

Study

11' 8" x 9' 1" (3.55m x 2.77m)

Radiator, double glazed window and coved ceiling.

Lounge

16' 3" x 12' 4" (4.95m x 3.77m)

Living flame effect gas fire set in a traditional fire surround with inset and hearth. Radiator, cornicing and access door with matching side panels leading to the rear garden.

Kitchen/Dining/Family Area

22' 10" x 15' 4" (6.97m x 4.67m)

6.97m x 4.67m reducing to 3.67m Redesigned with an excellent range of high quality wall and floor units with quartz worktops, incorporating an under mounted sink unit with mixer taps. Matching island unit with fitted breakfast bar. Built in double oven, ceramic hob and extractor fan. Integrated dishwasher, vertical radiator, ceiling cornicing and downlighting. Double glazed window, side access door and double doors open to the rear garden.

Utility Room

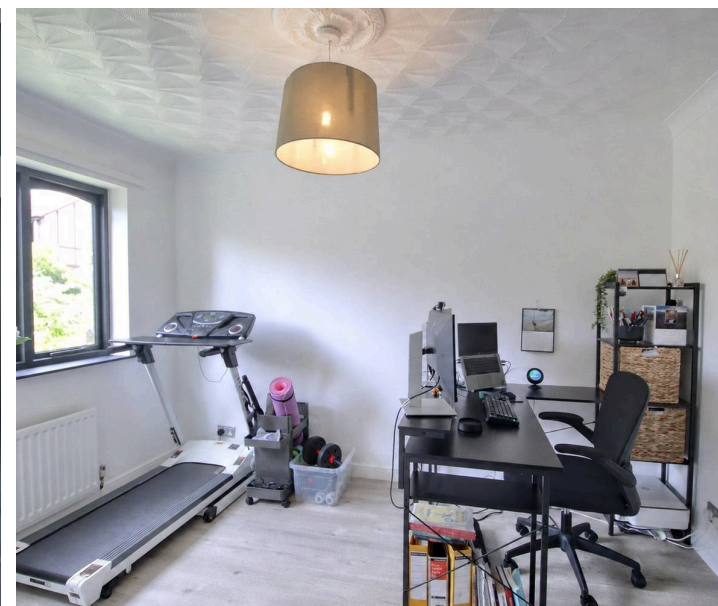
9' 10" x 7' 4" (3.00m x 2.23m)

With fitted units including an inset sink unit with mixer taps. Freestanding Worcester boiler and plumbing for automatic washing machine. Radiator, double glazed window and ceiling downlighting.

FIRST FLOOR

Landing

Galleried style landing with built in cupboard, double glazed window and coved ceiling.



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Landing

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Master Bedroom

15' 8" x 12' 4" (4.77m x 3.77m)

Spacious master bedroom with radiator and double glazed windows to front and side. Opening to ...

Dressing Area

With fitted wardrobes to two walls. Door to ...

En-Suite Shower Room

9' 1" x 6' 6" (2.76m x 1.99m)

Double shower enclosure, wash hand basin in vanity unit and low level WC. Heated towel rail, double glazed window and ceiling downlighting.

Bedroom Two

15' 2" x 11' 4" (4.63m x 3.45m)

Fitted wardrobes. Radiator, double glazed window and coved ceiling.

Bedroom Three

14' 4" x 12' 0" (4.37m x 3.67m)

Fitted wardrobes. Radiator, double glazed window and coved ceiling.

Bedroom Four

12' 10" x 11' 9" (3.91m x 3.57m)

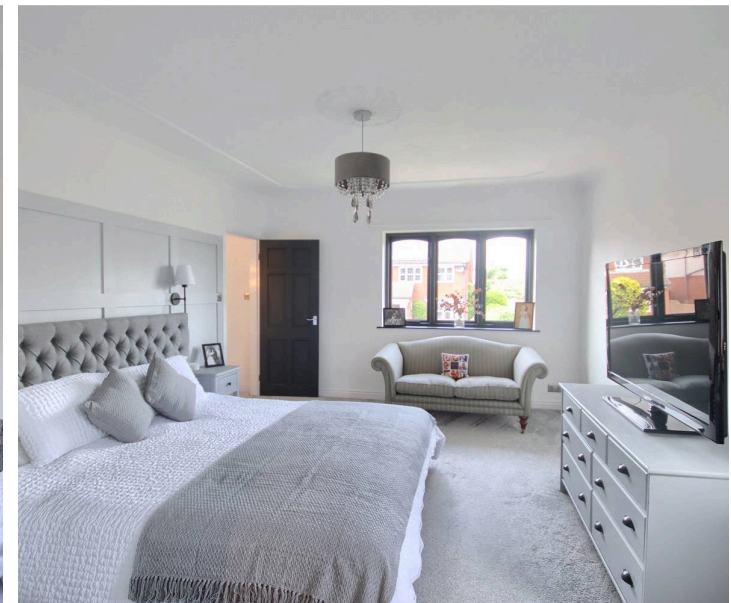
3.91m plus recess x 3.57m Double glazed windows to front and side. Radiator and coved ceiling.

Bathroom

12' 4" x 11' 4" (3.75m x 3.46m)

3.75m x 3.46m reducing to 2.91m Luxuriously redesigned with a freestanding bath having shower taps, twin wash hand basins in vanity unit and low level WC. Double shower enclosure, part tiled walls and tiled floor. Heated towel rail, double glazed window and ceiling downlighting.

EXTERNALLY



EXTERNALLY

Gardens

To the front of the house there is an attractive variety of shrubs with a walled boundary and block paved double width driveway with further off street parking. The garage has an up and over door, power points and lighting. The generous rear garden is not directly overlooked, backing on to established woodland. There is an extensive lawn with established shrub borders, two block paved patio areas, fire pit, stone built pizza oven, worktop with BBQ area and timber summerhouse.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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