



27 Binchester Court, Ingleby Barwick
£399,950





27 Binchester Court

Ingleby Barwick, Stockton-On-Tees

A substantial six bedroom detached family/executive home nicely positioned within 'The Rings' area of Ingleby Barwick offering extremely spacious accommodation enhanced by attractive decor and high quality fittings.

- A substantial six bedroom detached family/executive home nicely positioned within 'The Rings' area of Ingleby Barwick
- Offering extremely spacious accommodation enhanced by attractive decor and high quality fittings
- Spacious lounge with electric fire set in a feature surround and sitting room created from half of the original double garage
- Full width 37ft kitchen/dining/family area with a range of integrated appliances and Bi-folding doors to the rear Utility room and ground floor cloakroom/WC
- Master bedroom with dressing room and en-suite bathroom, with two bedrooms sharing a Jack & Jill en-suite facility
- Family bathroom with white three piece suite and separate shower enclosure
- Lawned gardens to front and rear, block paved double width driveway and single garage
- Gas central heating system and double glazing



GROUND FLOOR

Entrance Hallway

Cloakroom/WC

Lounge 16' 8" x 12' 2" (5.08m x 3.70m)

Sitting Room 15' 7" x 8' 3" (4.74m x 2.51m)

Kitchen/Dining/Family Area 37' 0" x 11' 1" (11.27m x 3.38m)

Utility Room 7' 4" x 5' 6" (2.24m x 1.68m)

FIRST FLOOR

Landing

Master Bedroom 18' 4" x 11' 1" (5.60m x 3.38m reducing to 3.74m x 3.38m)

En-Suite Bathroom 9' 10" x 6' 2" (3.00m x 1.87m)

Bedroom Two 14' 4" x 10' 6" (4.38m reducing to 3.05m x 3.20m)

Jack & Jill En-Suite 7' 1" x 6' 4" (2.17m x 1.94m)

Bedroom Three 12' 9" x 10' 6" (3.88m x 3.20m)
3.88m reducing to 2.97m x 3.20m Door to Jack & Jill En-Suite.

Bedroom Four 12' 6" x 10' 3" (3.80m x 3.12m reducing to 1.74m)

Bedroom Five 11' 3" x 12' 6" (3.44m reducing to 3.82m x 2.94m)

Bedroom Six 9' 8" x 9' 3" (2.95m x 2.81m)

Bathroom 9' 3" x 6' 4" (2.81m x 1.93m)

EXTERNALLY

Gardens, Parking & Garage

Lawned front garden with a gravelled area. A double width



EXTERNALLY

Gardens, Parking & Garage

Lawned front garden with a gravelled area. A double width block paved driveway provides useful off street parking and leads to the single garage with power points and lighting. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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