



20 Thatch Lane, Ingleby Barwick, Stockton-On-Tees, TS17 0TN



A superb five bedroom/ three bathroom detached house in an attractive cul de sac location in the popular Lowfields area of Ingleby Barwick. A particular feature of the property is the large and private rear garden which is not directly overlooked which will appeal to many prospective purchasers. The property offers excellent family sized accommodation which has been refurbished to a high standard and must be viewed internally to be appreciated fully. In good decorative order throughout with the benefit of gas central heating, UPVC double glazing, solar panels, security alarm system and quality oak internal doors. The accommodation briefly comprises : Entrance Porch, Entrance Hall, refitted Cloakroom/WC, Study/ Family Room, 26' Lounge/ Dining Room, Garden Room, 27' refitted Kitchen/ Dining Room, five Bedrooms - Master Bedroom with walk in wardrobe and En Suite Wet Room and Bedroom 2 with En Suite Shower Room/WC, family Bathroom/WC. Driveway for several vehicles and integral garage. Must be viewed.

**ASKING PRICE - £395,000**

**ENERGY RATING - C**



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**GROUND FLOOR:**

**ENTRANCE PORCH:**

Double glazed entrance door to the front elevation. Double glazed window to the side elevation. Tiled flooring, oak door leading to hallway.

**ENTRANCE HALLWAY:**

Staircase giving access to the first floor, central heating radiator, ceiling coving, solid oak flooring, oak door to the cloakroom/WC, oak and half glazed doors to the study and kitchen.

**CLOAKROOM/W.C:**

Refitted white suite comprising wall mounted wash hand basin with mixer tap and low level WC. Half tiled walls, chrome ladder type central heating radiator, ceiling coving, solid oak flooring and double glazed window to the front elevation.

**STUDY/ FAMILY ROOM:** 18'2 X 7'4 (5.54m x 2.24m)

Double glazed window to the front elevation. Central heating radiator, ceiling coving, solid oak flooring. Fitted floor and wall units with fitted worktops ideal for storage or hobby use.

**LOUNGE/ DINING ROOM:** 26'0 x 13'10 narrowing to 10'0 (7.92m x 4.22m narrowing to 3.05m)

Double glazed bow window to the front elevation. Wall mounted fire surround with living flame gas fire, satellite aerial point, ceiling coving, two central heating radiators, solid oak flooring, oak and half glazed door to the garden room.

**GARDEN ROOM:** 18'10 X 10'2 (5.74m x 3.10m)

Two double glazed windows to the rear elevation. Two Velux windows. Central heating radiator, solid oak flooring, oak and half glazed door to the kitchen, double glazed French doors leading to the rear garden.

**KITCHEN/ DINING ROOM:** 27'8 X 11'4 (8.43m x 3.45m)

Double glazed window to the rear elevation. Refitted with an excellent range of wall, floor and drawer units with Mistral Acrylic fitted work surfaces incorporating twin underslung sink units with mixer tap. Integrated twin ovens, induction hob with stainless steel extractor hood above. Plumbing for automatic washing machine and dishwasher, space for fridge/ freezer, fitted breakfast bar, central heating radiator, ceiling coving, built in under stairs storage cupboard, door leading to the garage, double glazed entrance door leading to the rear garden.

**FIRST FLOOR:**

**LANDING:**

Built in cupboard with access to the hot water tank and to the loft, central heating radiator, ceiling coving, panelled doors leading to five bedrooms and family bathroom/WC.



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**BEDROOM 1:** 16'0 x 11'4 (4.88m x 3.45m)

Double glazed window to the front elevation. Satellite aerial point, central heating radiator, ceiling coving, access to loft and panelled door to walk in wardrobe 7'10 x 5'2 with fitted shelving, rails and electric light. Panelled door to wet room.



**EN-SUITE WETROOM/ WC:**

Refitted with a luxury white suite comprising wash hand basin with vanity storage units and mixer tap and low level WC. Wall mounted chrome rain shower with fitted glass shower screens. Tiled walls, extractor fan, shaver point, chrome ladder type central heating radiator, double glazed window to the front elevation.

**BEDROOM 2:** 16'4 x 10'4 narrowing to 7'0 (4.98m x 3.15m narrowing to 2.13m)

Double glazed window to the rear elevation. Satellite aerial point, central heating radiator, ceiling coving, panelled door to en suite.



**EN-SUITE SHOWER ROOM/ WC:**

Refitted with a white suite comprising shower cubicle with chrome wall mounted shower, wash hand basin with mixer tap and low level WC. Tiled walls, extractor fan, heated towel rail, shaver point, and double glazed window to the side elevation.

**BEDROOM 3:** 13'2 x 9'4 (4.01m x 2.84m)

Two double glazed windows to the front elevation. Satellite aerial point, ceiling coving, central heating radiator and panelled door to family bathroom/WC.



**BEDROOM 4:** 11'8 x 8'2 (3.56m x 2.49m)

Double glazed window to the rear elevation. Central heating radiator and ceiling coving.



**BEDROOM 5:** 9'4 x 8'2 (2.84m x 2.49m)

Double glazed window to the rear elevation. Central heating radiator, fitted wardrobe and ceiling coving.

**FAMILY BATHROOM/ WC:**

Refitted with a luxury white suite comprising Jacuzzi bath with mixer tap/ shower attachment, shower cubicle with chrome wall mounted shower, wall mounted wash hand basin with vanity storage unit and mixer tap, low level WC. Chrome ladder type central heating radiator, shaver point and two double glazed windows to the side elevation.



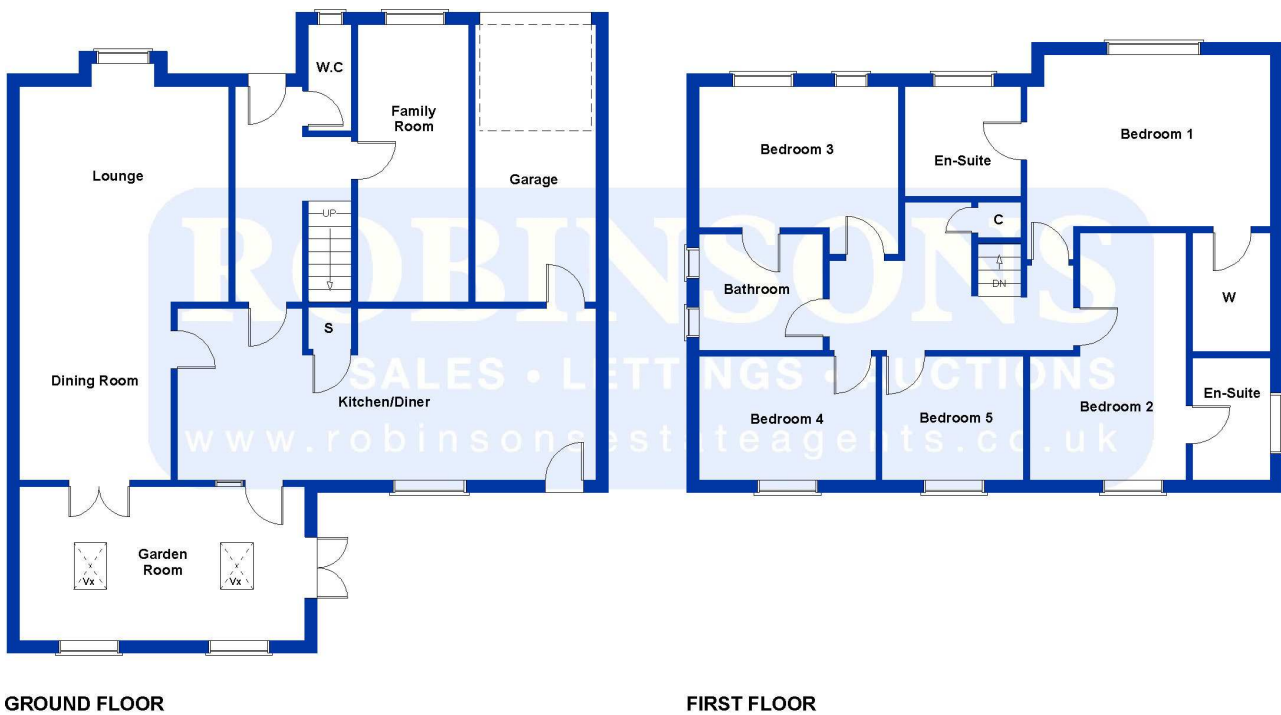
**OUTSIDE:**

Open plan front garden laid to lawn with established shrubs and outside lights. Extensive block paved driveway providing excellent off street parking facilities for several vehicles. Integral garage 18'4 x 8'0 with electric rolling shutter door, electric light, power points and gas boiler. Huge well stocked rear garden which is not directly overlooked. Private and extending to approximately 130ft in length and fully enclosed by fencing and high trees. Mainly lawned with established shrubs, flower border, two paved patio area's and decked patio area with lights



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surrounding. Greenhouse. Shed. Water tap. Security light. Electricity points located around decking area, in the shed, and rear garden room.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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