

Cribyn Close, Ingleby Barwick, Stockton-On-Tees, TS17 5EQ  
Offers in the region of £325,000

**estates<sup>4</sup>**  
'The Art of Property'



# Cribyn Close, Ingleby Barwick, Stockton-On-Tees, TS17 5EQ

Offers in the region of £325,000

Council Tax Band: D

Nestled on the desirable cul-de-sac of Cribyn Close, this stunning detached property offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a principal with an ensuite, this property is ideal for families seeking both space and style. The stunning family bathroom, which also serves as an ensuite for the second bedroom, ensures convenience for all.

Outside, the property boasts a beautifully landscaped south-west facing rear garden, ideal for enjoying sunny afternoons. The front of the house is equally impressive, with a tree-lined aspect that enhances the sense of peace and privacy. Parking is a breeze with generous parking, making it perfect for families with multiple cars or those with a caravan or motorhome.

The interior of the home is immaculately presented, featuring a quality refitted kitchen flowing seamlessly into a delightful garden room extension. This creates a bright and airy atmosphere, perfect for entertaining or enjoying family time. The three reception rooms provide ample space for relaxation and social gatherings, while a dedicated office offers a quiet area for work or study.

Additional features include a garage, dusk to dawn external lighting, double glazing, including a stylish composite front door fitted in 2025, and hatch with ladder to an improved loft space. This home truly stands out for its quality and attention to detail, making it a must-see for anyone looking to settle in a serene yet convenient location. Early viewing come strongly recommended to avoid disappointment.

The location offers a peaceful residential setting with

leafy surroundings and no through traffic, making it ideal for families and professionals alike. Residents benefit from excellent local amenities, including well-regarded primary and secondary schools, local shops, parks, and leisure facilities, all within easy reach. Ingleby Barwick is well-connected, with convenient road links to the A19 and A66 for those looking to commute.

Please note:  
Council tax Band - D  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

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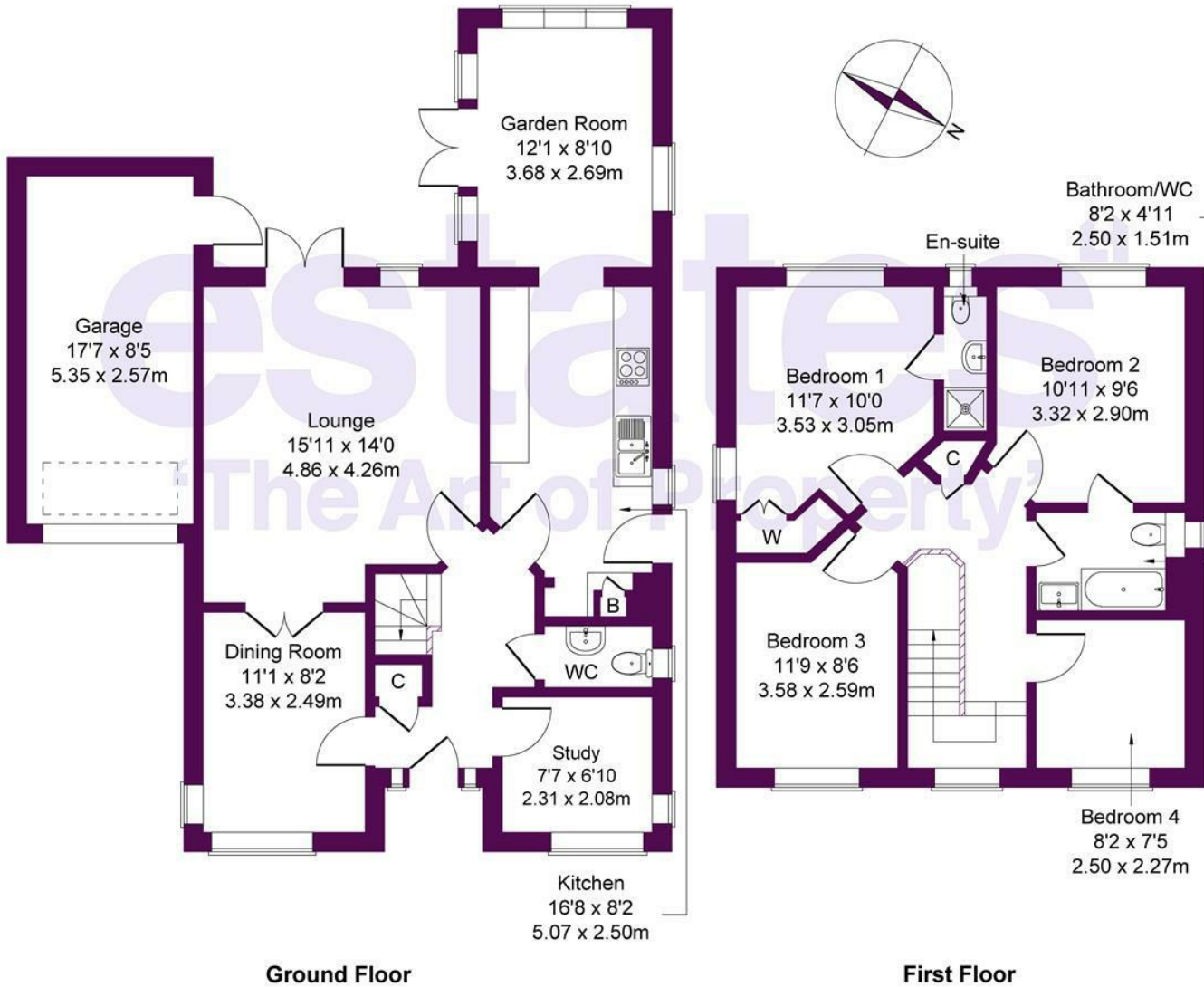
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Approximate Gross Internal Area: (1421 sq ft - 132 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	