



FINE & COUNTRY
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26 BRANTINGHAM DRIVE
INGLEBY BARWICK | TS17 5LS

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Glamour has come to Ingleby Barwick in an opulent home that is the epitome of style. From the glitz and gloss of the kitchen to the hot tub in the mood-lit garden and intrigue of the blackened cinema and games room, 26 Brantingham Drive, in Ingleby Barwick, has something for everyone.

The glamorous five or six-bedroom home extends to nearly 3,500 sq ft over three storeys offering splendid family accommodation and fabulous bedrooms and bathrooms to serve all members of the family.

As an alternative to bedroom space, the top floor can be a dedicated leisure area as the vendors currently use it with a gym and shower, snooker room and cinema space.

It is a property that invites people in and is ideal for a family that enjoys entertaining with the additional benefit of a neat and tidy, landscaped outdoor space that is dedicated to relaxation rather than hard work.

Brantingham Drive is a street of large, detached private homes with block paved parking areas in front of integral garages; a hedge offers privacy to number 26.

To the right of the entrance hallway is an elegant lounge with a feature gas fireplace and across the hall is a formal dining area.

Behind here is the beautiful, 31ft open plan kitchen with island and breakfast bar and a splendid sitting area with French doors opening to the garden.











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Beyond the utility room and WC is a garden room used as a bar area which has access to the garden so is ideal for parties.

There are three double bedrooms on the first floor, a family bathroom and a study that could also be a nursery or playroom.

Double doors open onto the large master suite which has a dressing room with walk-in wardrobes and fitted cupboards, and a luxury en suite bathroom with his 'n hers basins and a corner bath.

The second bedroom also has an en suite shower room and fitted wardrobes.

The second floor is ideal for older children or similarly as guest space, alongside the leisure use.

Outside, the garden area has been well thought out to maximise its use in all weathers with a hot tub under a timber gazebo, sitting areas, a barbecue area, outdoor dining space and faux greenery.



Border and fence-mounted lighting makes it a particularly attractive space in the evening, all part of a very desirable home.

AGENTS NOTES:

- * All main services
- * Upvc Double glazed.
- * Gas fired central heating
- * Security Lighting
- * Freehold
- * Council Tax Band:
- * EER

VIEWINGS:

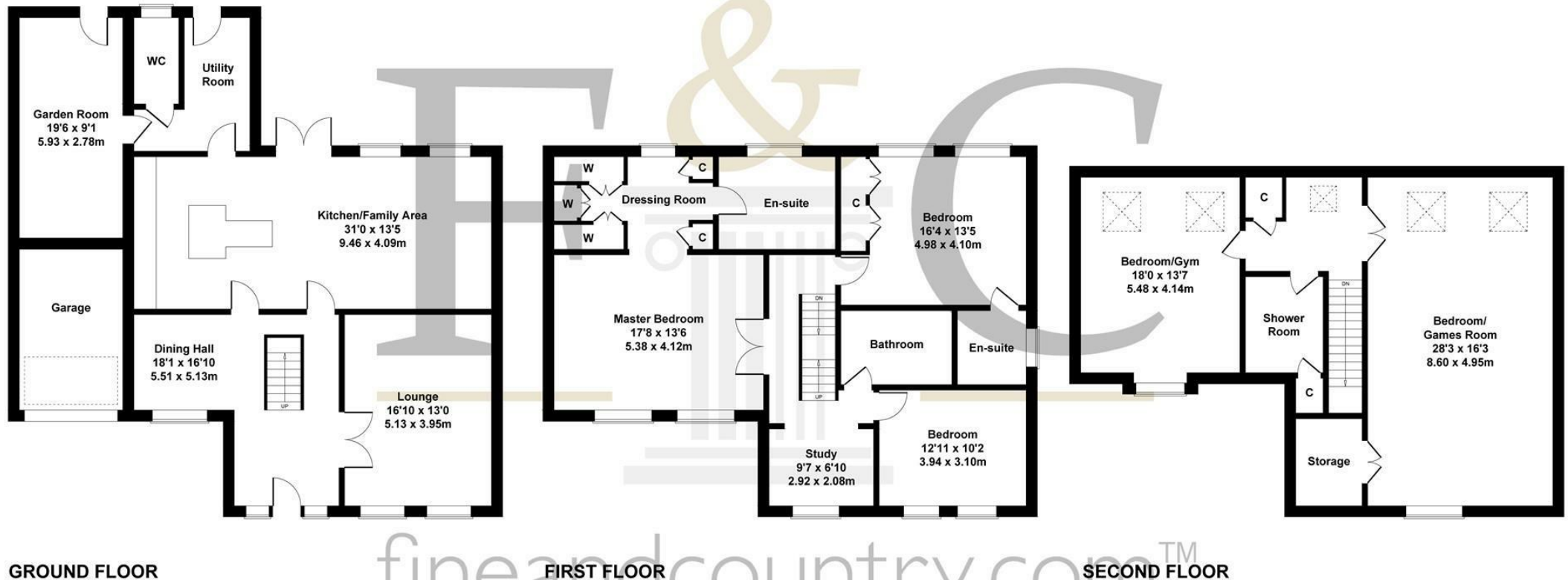
Via Fine & Country

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26 Brantingham Drive Ingleby Barwick

Approximate Gross Internal Area
3477 sq ft - 323 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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