



Smith and Friends are pleased to offer for sale this superb three bedroom detached house located on Pembroke Drive. The property has been refurbished to a high standard and is presented in immaculate decorative order throughout with a modern fitted kitchen and refitted en suite and family bathroom.

The property stands on a good sized corner plot in a pleasant cul de sac location and offers family sized accommodation with a large conservatory added at the rear. In addition there are two reception rooms, a refitted Kitchen, three good sized bedrooms and two bathrooms. With the benefit of gas central heating, Upvc double glazing and security alarm system.

Pembroke Drive is located off Roundhill Avenue in the popular Roundhill area of Ingleby Barwick within easy reach of local shops, excellent schools for all age groups, regular bus services and an excellent network of roads including the A66 and A19 providing easy access to the surrounding residential and commercial areas.

The accommodation briefly comprises: Entrance Hall with stairs to the first floor, Lounge with archway to the Dining Room, Conservatory with tiled flooring and french doors to the rear garden, refitted Kitchen with built in oven and hob, integrated dishwasher and laminate flooring, Utility Room with laminate flooring, Cloakroom/ wc, Landing with pull down ladder leading to a part boarded loft., Bedroom 1 with En Suite Shower Room/ wc with refitted white suite and tiled flooring, Bedroom 2, Bedroom 3 and fully tiled family Bathroom/ wc with refitted white suite and tiled flooring.

Externally there is an open plan front garden, paved driveway providing off street parking, integral garage and south west facing rear garden with decked and paved patio areas.

An internal inspection is highly recommended to appreciate the property fully.

**Pembroke Drive, Ingleby Barwick, TS17 5BB**

**3 Bedroom - House - Detached**

**£235,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**



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**Entrance Hall**

**Lounge**

13'2 x 10'4 narrowing to 9'0 (3.96m'0.61m x 3.05m'1.22m narrowing to 2.74m'0.00m)



**Dining Room**

9'4 x 7'8 (2.74m'1.22m x 2.13m'2.44m)



**Conservatory**

12'0 x 9'0 (3.66m'0.00m x 2.74m'0.00m)

**Kitchen**

9'4 x 9'0 (2.74m'1.22m x 2.74m'0.00m)



**Utility Room**

5'0 x 4'10 (1.52m'0.00m x 1.22m'3.05m)

**Cloakroom/ wc**

4'10 x 3'10 (1.22m'3.05m x 0.91m'3.05m)

**Landing**

**Bedroom 1**

12'10 x 8'10 (3.66m'3.05m x 2.44m'3.05m)

**En Suite Shower Room/ wc**

7'10 x 5'0 increasing to 8'2 (2.13m'3.05m x 1.52m'0.00m increasing to 2.44m'0.61)

**Bedroom 2**

10'4 increasing to 13'6 x 8'10 increasing to 11'2 (3.05m'1.22m increasing to 3.96m'1.83m x 2.44m'3.05)

**Bedroom 3**

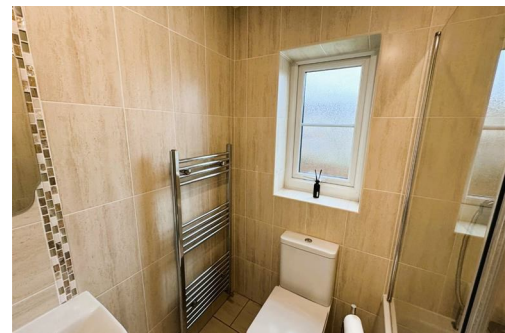
9'6 x 6'8 increasing to 7'6 (2.74m'1.83m x 1.83m'2.44m increasing to 2.13m'1.83)

**Bathroom/ wc**

6'6 x 5'6 (1.83m'1.83m x 1.52m'1.83m)



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## Pembroke Drive

Approximate Gross Internal Area  
1096 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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