



**Warbler Close, TS17 0TQ**  
**4 Bed - House - Detached**  
**O.I.R.O £290,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: D**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Warbler Close Ingleby Barwick TS17 0TQ

SMITH & FRIENDS are Pleased to Bring to the Market this Superb Four/Five Bedroom Detached House., Located in the Popular Residential Area of Lowfields, Ingleby Barwick.

The Property Briefly Consists of Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Fitted Kitchen/Breakfast Room, and Utility Room.

The First Floor Provides Four Bedrooms, Study/Bedroom Five, En-Suite Shower Room/WC to Bedroom One, En-Suite Bathroom/WC to Bedroom Two, Family Bathroom/WC, Gas Central Heating, UPVC Double Glazing, Security Alarm,

Externally the Front of the Property has a Large Block Paved Driveway for several vehicles, plus a Large Garage. The rear of the Property has a South West Facing Rear Garden with Large Patio Area.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.















## **GROUND FLOOR**

### **Entrance Hallway**

8'5" x 6'7" (2.57m x 2.03m)

### **Lounge**

15'8" x 11'8" (4.80m x 3.56m)

### **Downstairs WC**

3'4" x 5'10" (1.03m x 1.79m)

### **Utility Room**

4'11" x 5'10" (1.50m x 1.80m)

### **Kitchen**

14'11" x 12'8" (4.56m x 3.88m)

### **Dining Room**

9'10" x 11'8" (3.02m x 3.56m)

### **Conservatory**

9'6" x 11'8" (2.91m x 3.58m)

## **FIRST FLOOR**

### **Landing**

3'4" x 9'5" (1.04m x 2.89m)

### **Master Bedroom**

15'9" x 12'0" (4.81m x 3.67m)

### **Ensuite**

5'2" x 6'4" (1.60m x 1.95m)

### **Bedroom 2**

9'10" x 8'0" (3.02m x 2.46m)

### **Bedroom 3**

13'6" x 9'5" (4.13m x 2.89m)

### **Study/Additional Room**

9'10" x 6'5" (3.02m x 1.97m)

### **Bedroom 5**

19'0" x 7'10" (5.81m x 2.39m)

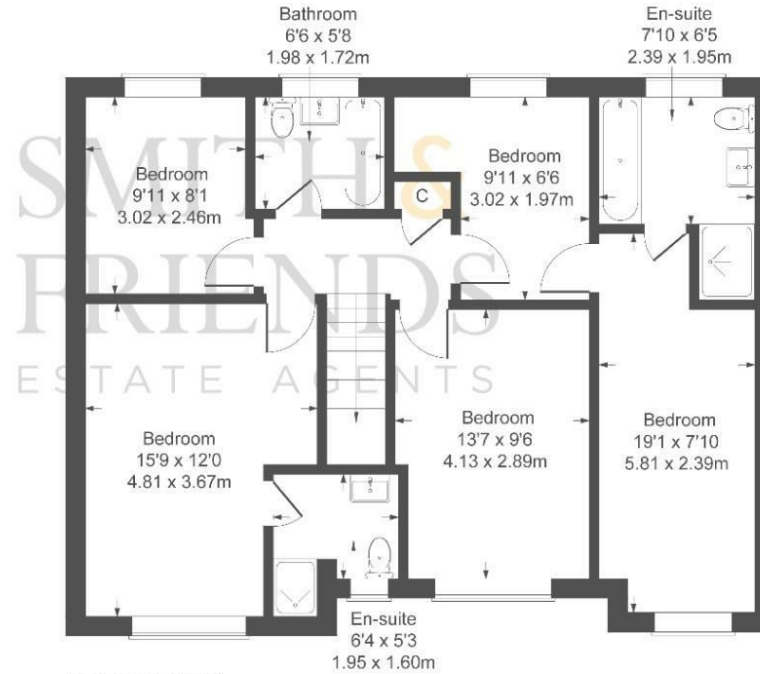
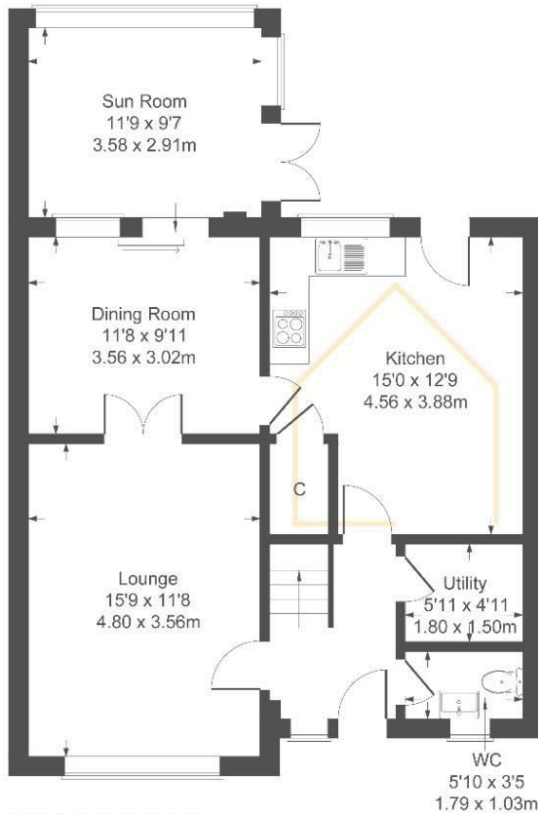
### **Ensuite**

6'4" x 7'10" (1.95m x 2.39m)



# Warbler Close

Approximate Gross Internal Area  
1604 sq ft - 149 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. Smith & Friends Estate Agents 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			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(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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