



Reduced By £20,000 From £310,000 to £289,995 For A Quick Sale

We are pleased to offer for sale a superb four bedroom/ three bathroom detached house in the sought after Broomhill area of Ingleby Barwick. Standing on a good sized plot with a west facing rear garden with large decked patio ideal for entertaining, integral garage and double driveway providing off street parking.

Presented in immaculate decorative order, the property has been refurbished to a high standard with quality fittings throughout. Excellent family sized accommodation with all fitted carpets, floor coverings, blinds and light fittings included in the sale.

Burghley Drive is located in a residential area off Broomhill Avenue only a short walk from local shops, bars and restaurants, Ingleby Barwick centre including Tesco, excellent schools for all age groups, Romano Park, regular bus services, pleasant walking routes and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the well appointed accommodation briefly comprises: Entrance Hall with stairs to the first floor, Cloakroom/ wc, large Lounge with bay window, 27' open plan Kitchen/ Dining Room with french doors to the rear garden, quality floor and wall units, granite worktops and breakfast bar, built in oven and hob and integrated appliances, Landing, Bedroom 1 with built in wardrobes and En Suite Shower Room/ wc, Bedroom 2 and 3 with Jack & Jill Shower Room/ wc, Bedroom 4 and superb family Bathroom/ wc.

An internal inspection is highly recommended to appreciate the property.

Burghley Drive, Ingleby Barwick, TS17 5GN

4 Bedroom - House - Detached

£289,995

EPC Rating: C

Tenure: Freehold

Council Tax Band: E



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FRIENDS**
ESTATE AGENTS

Burghley Drive, Ingleby Barwick, TS17 5GN

GROUND FLOOR

Entrance Hall

13'2 x 5'10 (4.01m x 1.78m)

Cloakroom/ wc

8'2 x 3'4 (2.49m x 1.02m)

Lounge

17'8 into bay x 11'6 (5.38m into bay x 3.51m)

Kitchen/ Dining Room

26'10 x 10'10 narrowing to 10'0 (8.18m x 3.30m narrowing to 3.05m)

FIRST FLOOR

Landing

Bedroom 1

13'0 x 11'10 (3.96m x 3.61m)

En Suite Shower Room/ wc

7'8 x 5'6 (2.34m x 1.68m)

Bedroom 2

10'4 x 8'4 increasing to 11'2 (3.15m x 2.54m increasing to 3.40m)

Bedroom 3

11'10 x 9'2 (3.61m x 2.79m)

Jack & Jill En Suite Shower Room/ wc

7'6 x 4'6 (2.29m x 1.37m)

Bedroom 4

12'8 x 7'6 (3.86m x 2.29m)

Bathroom/ wc

6'10 x 5'10 (2.08m x 1.78m)

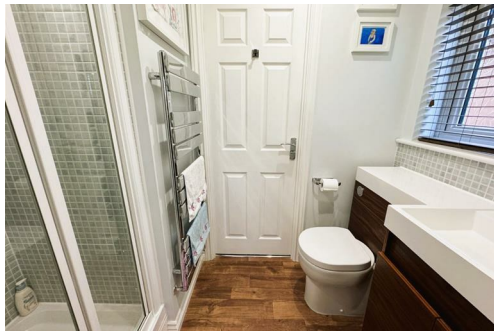
OUTSIDE

Garage

16'4 x 8'2 (4.98m x 2.49m)



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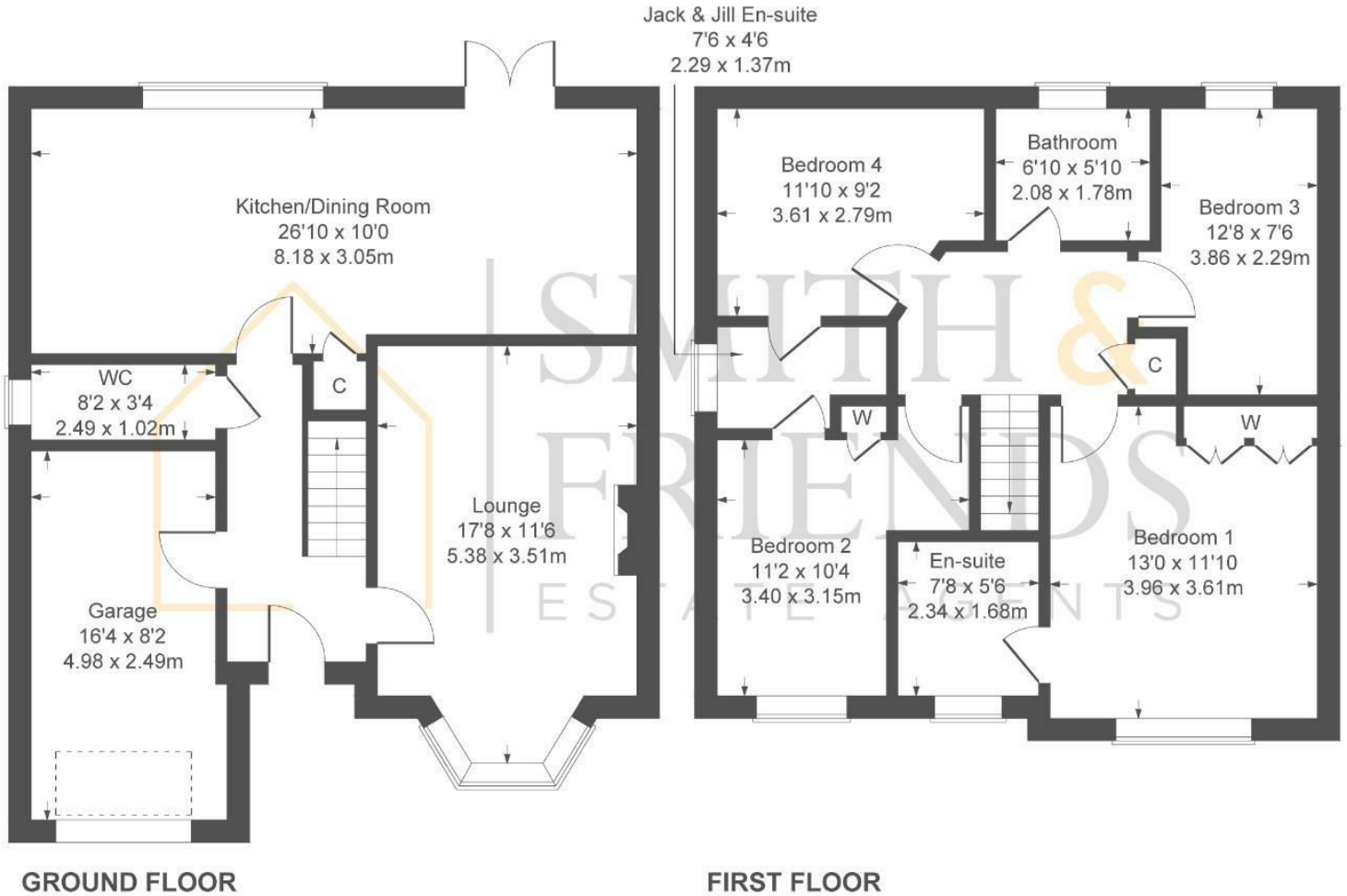


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Burleigh Drive

Approximate Gross Internal Area
1453 sq ft - 135 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			86
(81-91) B		77	
(69-80) C			
(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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