



Smith & Friends are pleased to offer for sale an extended four bedroom detached house in an attractive cul de sac location in the popular Sober Hall area of Ingleby Barwick. Presented in good decorative order throughout with many excellent improvements including a refitted kitchen and garden room extension to the rear.

Standing on a good sized plot at the entrance to the cul de sac with a pleasant open aspect to the front. Good sized front garden with double driveway for off street parking, integral garage and large rear garden which is not overlooked to the rear.

Dunmoor Grove is located off Pennine Way within walking distance of schools for all age groups, regular bus services and only a short drive from local shops and Ingleby Barwick centre. An excellent network of roads provide access to the surrounding residential and commercial areas.

The property offers excellent family sized accommodation with the benefit of gas central heating and upvc double glazing. Briefly comprising: Entrance Porch, Cloakroom/ wc, Entrance Hall with staircase to the first floor, Lounge with bay window, feature fireplace and double doors to Dining Room with square archway to Garden Room with french doors to the rear garden, fitted Kitchen/ Breakfast Room with built in oven and hob, integrated appliances and archway to a fitted Utility Room with useful Store Room created from the rear of the garage.

On the first floor: spacious Landing, Bedroom 1 with built in wardrobes and archway to Dressing Room with fitted wardrobes and door leading to En Suite Shower Room/ wc, Bedroom 2 and Bedroom 3 both with bay window, Bedroom 4 with fitted office furniture and family Bathroom/ wc.

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

Dunmoor Grove, Ingleby Barwick, TS17 0QW

4 Bedroom - House - Detached

£310,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: E



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FRIENDS**
ESTATE AGENTS

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GROUND FLOOR

Entrance Porch

4'10 x 3'10 (1.47m x 1.17m)

Cloakroom/ wc

6'0 x 3'4 (1.83m x 1.02m)

Entrance Hall

14'4 x 5'8 (4.37m x 1.73m)

Lounge

11'6 x 15'0 plus bay (3.51m x 4.57m plus bay)

Dining Room

11'4 x 9'8 (3.45m x 2.95m)

Garden Room

11'10 x 9'10 (3.61m x 3.00m)

Kitchen/ Breakfast Room

16'10 x 11'2 narrowing to 8'4 (5.13m x 3.40m narrowing to 2.54m)

Utility Room

8'10 x 5'4 (2.69m x 1.63m)

FIRST FLOOR

Landing

Bedroom 1

13'0 x 11'2 plus wardrobes (3.96m x 3.40m plus wardrobes)

Dressing Room

7'8 x 5'8 plus wardrobes (2.34m x 1.73m plus wardrobes)

En Suite Shower Room/ wc

7'0 x 5'10 (2.13m x 1.78m)

Bedroom 2

11'8 x 9'2 plus bay (3.56m x 2.79m plus bay)

Bedroom 3

13'10 x 8'10 plus bay (4.22m x 2.69m plus bay)

Bedroom 4

9'10 x 8'4 including stairhead (3.00m x 2.54m including stairhead)

Bathroom/ wc

7'4 x 5'6 (2.24m x 1.68m)



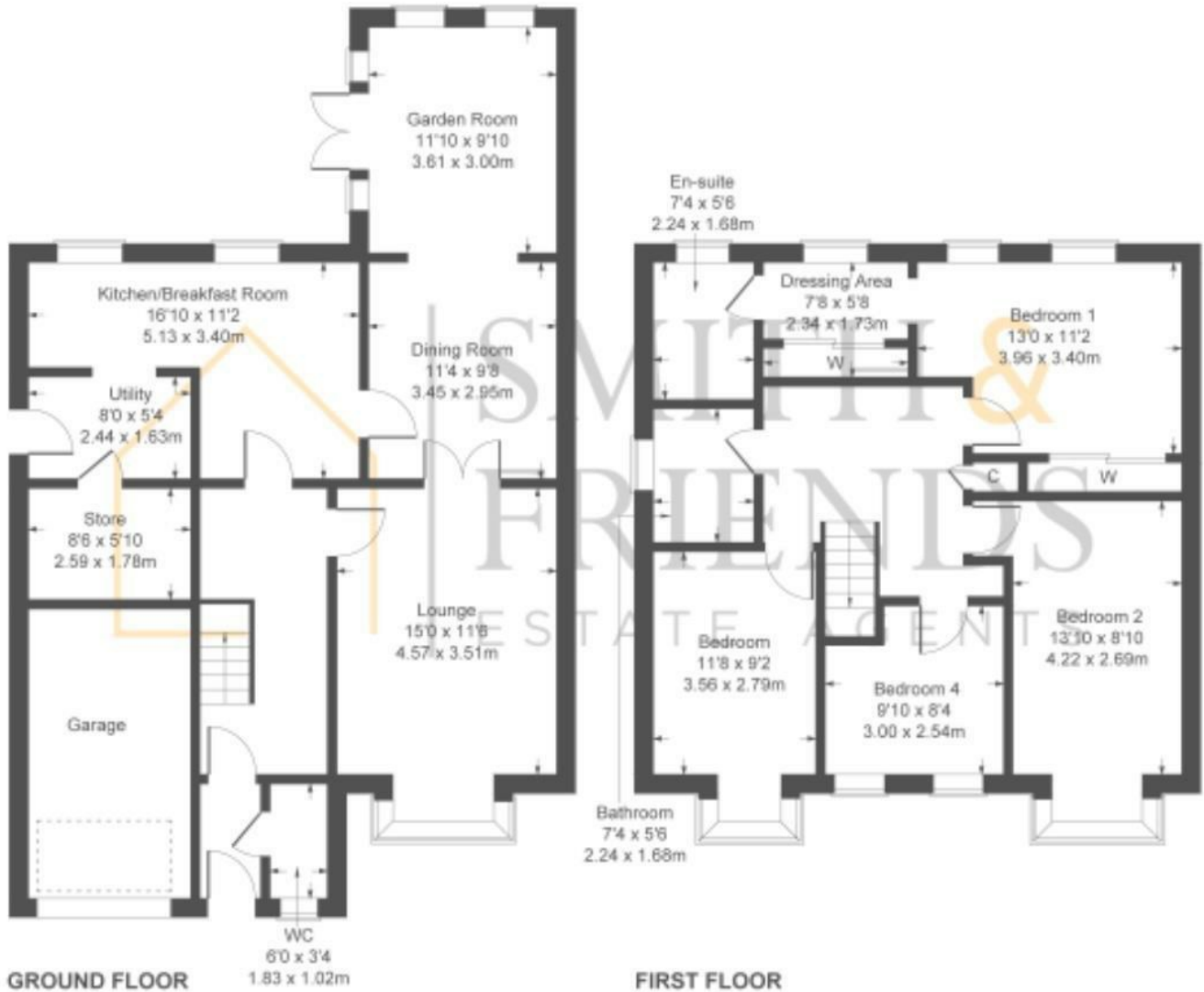
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Dunmoor Grove
Approximate Gross Internal Area
1741 sq ft - 162 sq m



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			
(81-91) B			
(69-80) C		73	81
(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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