



Smith and Friends are pleased to offer for sale this four bedroom detached house in a pleasant cul de sac location with the benefit of an open plan front garden, two separate driveways providing off street parking, integral garage and south east facing rear garden with paved patio area.

The property offers excellent family sized accommodation in good decorative order throughout with all fitted carpets and blinds included in the sale.

Brough Field Close is located off Lowfields Avenue in the popular Broomhill area of Ingleby Barwick within easy walking distance of local shops, schools for all age groups, a public house, regular bus services and an excellent network of roads including the A66 and A19 providing easy access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises; Entrance Hall, Lounge with feature fireplace and archway to the Dining Room with patio doors to the rear garden, fitted Kitchen with built in oven and hob and archway to Utility Room, ground floor Cloakroom/ wc, Landing, Bedroom 1 with mirror fronted fitted wardrobes and En Suite Shower Room/ wc, Bedroom 2 with built in wardrobes, Bedroom 3 with mirror fronted fitted wardrobes, Bedroom 4 and family Bathroom/ wc with refitted white suite, electric shower and tiled flooring.

With the benefit of no onward chain viewing is highly recommended.

Brough Field Close, Ingleby Barwick, TS17 5AT

4 Bedroom - House - Detached

O.I.R.O £229,995

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Brough Field Close, Ingleby Barwick, TS17 5AT

GROUND FLOOR

Entrance Hall

Lounge
14'8 x 10'0 (4.47m x 3.05m)

Dining Room
11'0 x 8'4 (3.35m x 2.54m)

Kitchen
11'0 x 8'2 (3.35m x 2.49m)

Utility Room
5'4 x 4'10 (1.63m x 1.47m)

Cloakroom/ wc
4'10 x 3'8 (1.47m x 1.12m)

FIRST FLOOR

Landing

Bedroom 1
12'8 x 12'4 narrowing to 10'4 (3.86m x 3.76m narrowing to 3.15m)

En Suite Shower Room/ wc
7'0 x 4'4 (2.13m x 1.32m)

Bedroom 2
11'6 x 9'10 narrowing to 8'4 (3.51m x 3.00m narrowing to 2.54m)

Bedroom 3
12'8 x 7'10 (3.86m x 2.39m)

Bedroom 4
9'2 x 6'0 increasing to 7'10 (2.79m x 1.83m increasing to 2.39m)

Family Bathroom/ wc
7'8 x 5'0 (2.34m x 1.52m)

OUTSIDE

Garage
16'0 x 8'0 (4.88m x 2.44m)



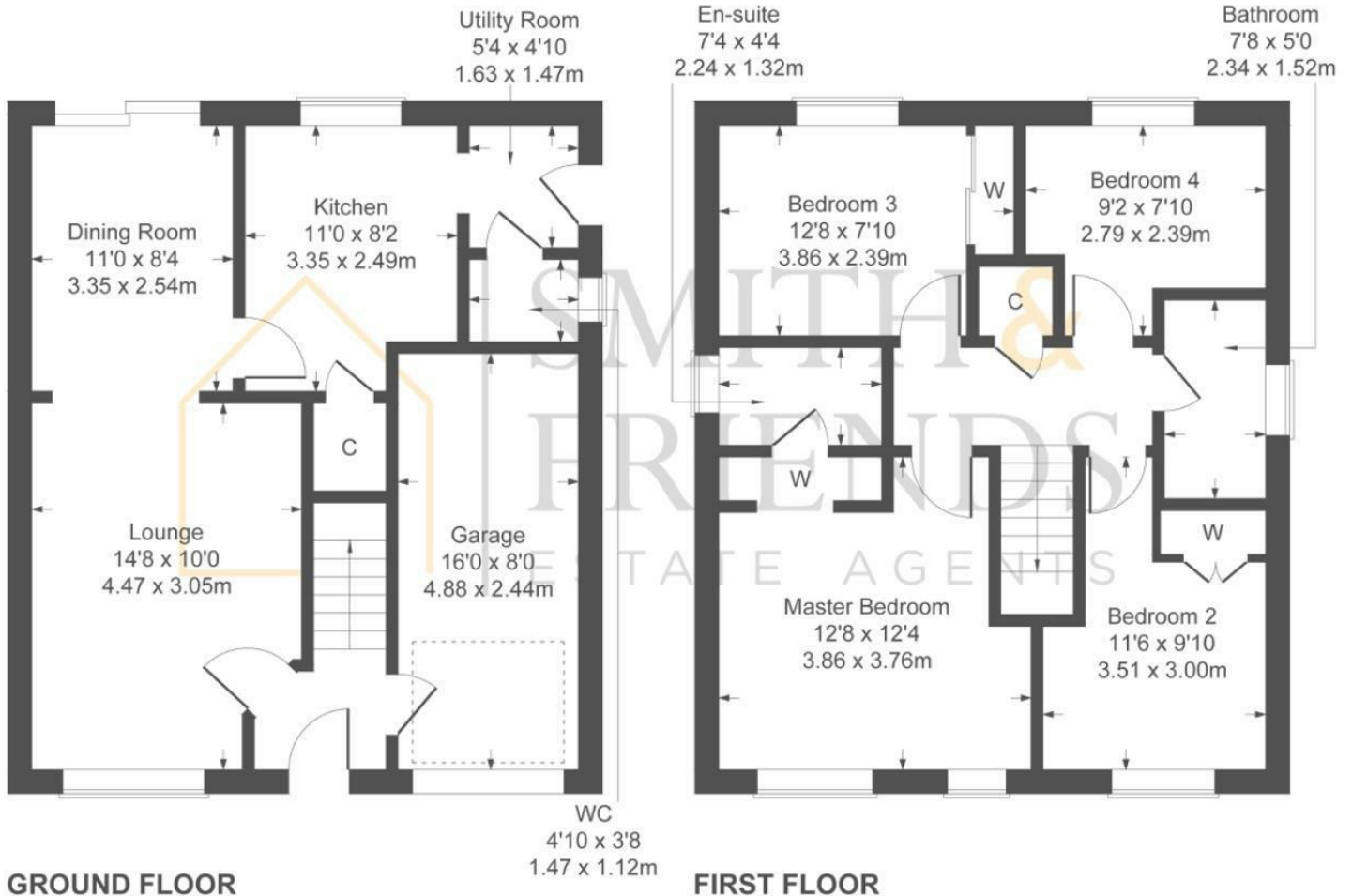
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Brough Field Close

Approximate Gross Internal Area
1206 sq ft - 112 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			82
(69-80) C		66	
(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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