



Smith & Friends are pleased to offer for sale this four bedroom detached house located in the sought after Roundhill area of Ingleby Barwick. Standing on a good sized plot in a pleasant cul de sac location with double width block paved driveway providing off street parking, attached brick garage partly converted to provide a utility area and a good sized west facing rear garden with large paved patio area.

Castlemartin is located off Roundhill Avenue only a short drive from local shops, excellent schools for all age groups, regular bus services and an excellent network of roads providing easy access to the surrounding areas.

In good decorative order throughout with the benefit of gas central heating, upvc double glazing and with all fitted carpets and blinds included in the sale.#

The accommodation briefly comprises: Entrance hall with stairs to the first floor, Cloakroom/ wc with white suite, spacious Lounge with bay window, feature fireplace and archway to the Dining Room with french doors leading to the Conservatory with french doors leading to the rear garden. fitted Kitchen/ Dining Room with integrated appliances, Utility Room, Storage area/ Garage, Landing, four Bedrooms - two with built in wardrobes and master with box type bay window and En Suite Shower Room/ wc and family Bathroom/ wc with a white suite.

**Castlemartin, Ingleby Barwick, TS17 5BA**

**4 Bedroom - House - Detached**

**O.I.R.O £265,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



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FRIENDS**  
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**GROUND FLOOR**

**Entrance Hall**

**Cloakroom/ wc**

**Lounge**

17'6 into bay window x 12'0 (5.33m into bay window x 3.66m)

**Dining Room**

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

**Conservatory**

12'2 x 8'10 (3.71m x 2.69m)

**Kitchen/ Dining Room**

12'8 x 14'8 narrowing to 8'10 (3.86m x 4.47m narrowing to 2.69m )

**Utility Room**

7'8 x 7'0 (2.34m x 2.13m)

**Store Room/ Garage**

11'0 x 7'8 (3.35m x 2.34m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**

11'0 x 12'10 increasing to 15'6 (3.35m x 3.91m increasing to 4.72m)

**En Suite Shower Room/ wc**

6'6 x 5'10 (1.98m x 1.78m)

**Bedroom 2**

10'10 x 10'6 (3.30m x 3.20m)

**Bedroom 3**

11'0 x 8'0 (3.35m x 2.44m)

**Bedroom 4**

10'10 x 9'0 (3.30m x 2.74m)

**Family Bathroom/ wc**

6'10 x 6'6 (2.08m x 1.98m)



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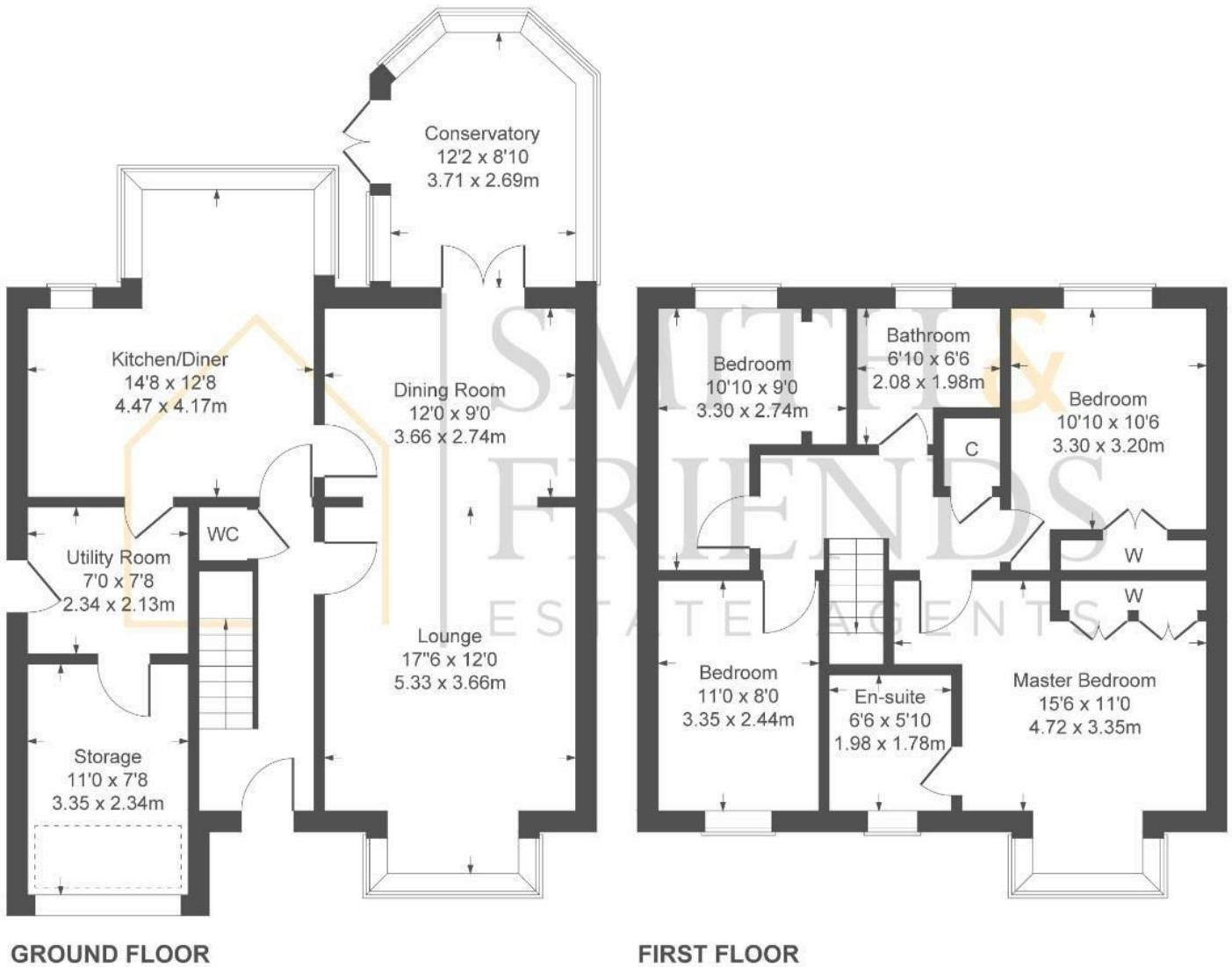
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## Castlemartin

Approximate Gross Internal Area  
1478 sq ft - 137 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			82
(55-68) D		69	
(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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