



**Brantingham Drive, TS17 5LS**  
**6 Bed - House - Detached**  
**O.I.R.O £735,000**

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



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ESTATE AGENTS

# Brantingham Drive Ingleby Barwick TS17 5LS

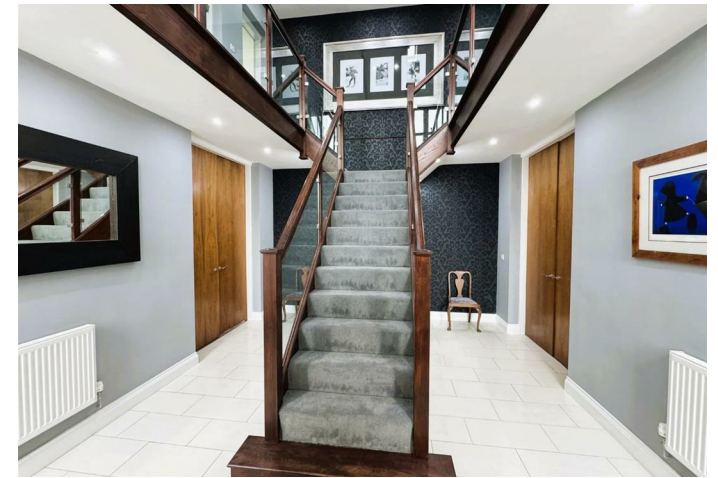
Smith & Friends are pleased to offer for sale this outstanding architect designed six bedroom detached house. In a superb cul de sac position standing on a large plot with the benefit of a gravelled driveway for 4 cars, detached double garage with first floor loft room ideal for conversion and large south facing rear garden with extensive decked patio area ideal for entertaining.

The property offers extensive family sized accommodation over three floors with an impressive reception hall and galleried landings. The ground floor is almost open plan with three reception rooms and a large fitted kitchen. There are four bathrooms plus two cloakrooms with wc. In good decorative order throughout with the benefit of gas central heating and upvc double glazing.

Brantingham Drive is located in the popular Rings area of Ingleby Barwick within easy reach of local shops, excellent schools for all age groups, a public house, bars and restaurants, regular bus services and an excellent network of roads including the A66 and A19 providing easy access to the surrounding residential and commercial areas.

The well appointed accommodation briefly comprises. Ground floor: Reception Hall with superb oak and glass staircase, 29' Living Room with media wall and wood burning stove, Dining Room with glass wall onto the garden, 29' fitted Kitchen/ Breakfast Room with integrated appliances, Garden Room, Cloakroom/ wc and fitted Utility Room. First floor: Galleried Landing with feature staircase, Bedroom 2 with en suite Shower Room/ Wc, Bedroom 3 and Bedroom 4 with Jack & Jill en suite Shower Room/ Wc, family Bathroom/ Wc and Lounge with full width french doors and Juliet balcony. Second floor: Galleried Landing, master Bedroom with french doors and Juliet balcony, Dressing Area and en suite Bathroom/ Wc, Bedroom 5, Bedroom 6 and family Cloakroom/ Wc.

A rare opportunity to purchase this executive property and an internal inspection is highly recommended to appreciate the property fully.











## GROUND FLOOR

**Reception Hall**  
17'0 x 13'4 (5.18m x 4.06m)

**Living Room**  
29'4 x 16'0 (8.94m x 4.88m)

**Dining Room**  
13'0 x 9'0 (3.96m x 2.74m)

**Kitchen**  
29'4 x 12'8 (8.94m x 3.86m)

**Garden Room**  
11'0 x 8'8 (3.35m x 2.64m)

**Rear Hallway**  
8'10 x 5'6 (2.69m x 1.68m)

**Cloakroom/ wc**  
6'0 x 5'6 (1.83m x 1.68m)

**Utility Room**  
11'8 x 5'6 (3.56m x 1.68m)

## FIRST FLOOR

**Galleried Landing**  
18'4 x 13'4 (5.59m x 4.06m)

**Bedroom 2**  
16'0 x 9'0 (4.88m x 2.74m)

**En Suite Shower Room/ wc**  
6'0 x 5'6 (1.83m x 1.68m)

**Bedroom 3**  
12'10 x 11'8 (3.91m x 3.56m)

**Jack & Jill En Suite Shower Room/ wc**  
7'10 x 5'4 (2.39m x 1.63m)

**Bedroom 4**  
12'10 x 11'0 (3.91m x 3.35m)

**Lounge**  
16'0 x 14'0 (4.88m x 4.27m)

**Family Bathroom/ Wc**  
9'8 x 5'6 (2.95m x 1.68m)

## SECOND FLOOR

**Galleried Landing**

**Master Bedroom**  
21'4 x 14'4 (6.50m x 4.37m)

**En Suite Bathroom/ Wc**  
13'8 x 9'2 (4.17m x 2.79m)

**Bedroom 5**  
12'6 x 11'0 (3.81m x 3.35m)

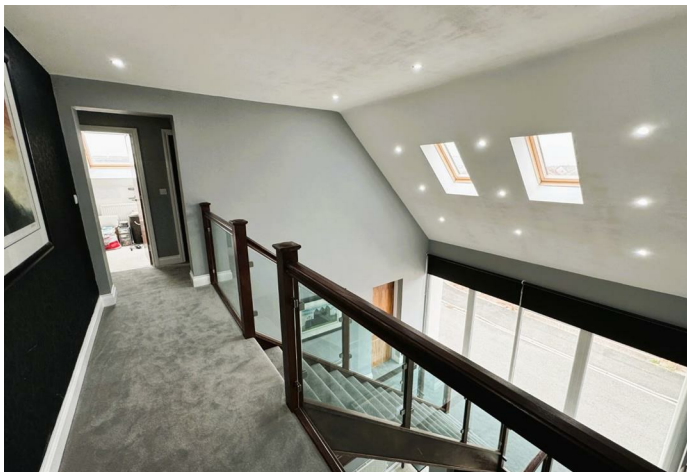
**Bedroom 6**  
12'2 x 9'4 increasing to 25'4 (3.71m x 2.84m increasing to 7.72m)

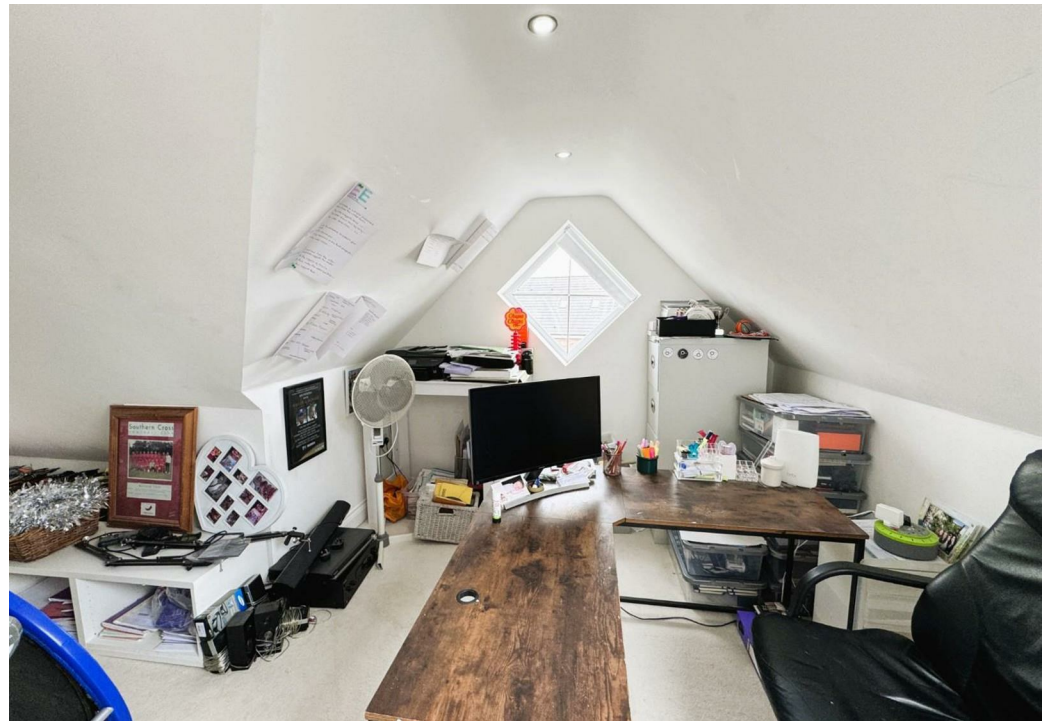
**Cloakroom/ Wc**

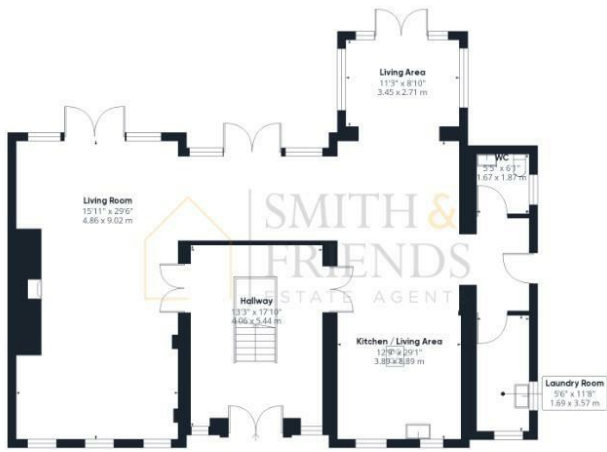
## OUTSIDE

**Double Garage**  
26'0 x 17'0 (7.92m x 5.18m)

**Loft**  
14'0 x 12'0 approx (4.27m x 3.66m approx)



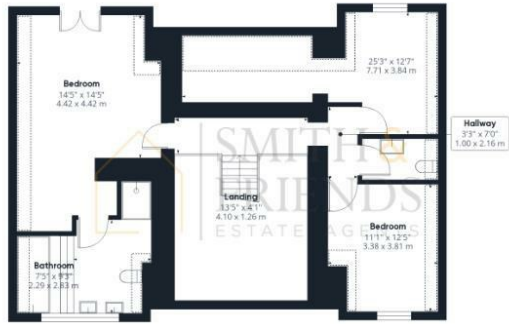




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

3396.69 ft<sup>2</sup>

315.56 m<sup>2</sup>

Reduced headroom

157.27 ft<sup>2</sup>

14.61 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	82
(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	



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.

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