



FOR SALE BY AUCTION. STARTING BID PRICE £320,000

Smith & Friends are pleased to offer for sale a superb Five bedroom detached house in an attractive cul de sac location in the popular Roundhill area of Ingleby Barwick. Excellent family sized accommodation which has recently been redecorated throughout.

Standing on a good sized plot with open plan front garden, double driveway for off street parking, integral double garage and large rear garden with paved and decked patio areas.

Caldey Gardens is located off Nevern Crescent within walking distance of excellent 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.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with stairs to the first floor., Cloakroom/ wc, Lounge with feature fireplace and double doors to Dining Room, Garden Room with french doors to the rear garden, fitted Kitchen/ Breakfast Room with built in oven and hob and Utility Room.

Caldey Gardens, Ingleby Barwick, TS17 5HW
5 Bed - House - Detached
Starting Bid £320,000
EPC Rating: D
Council Tax Band: E
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Caldey Gardens, Ingleby Barwick, TS17 5HW

GROUND FLOOR

Entrance Hall
18'4 x 3'4 increasing to 6'0 (5.59m x 1.02m increasing to 1.83m)

Cloakroom/ wc
4'10x 4'0 (1.47mx 1.22m)

Lounge
19'10 x 10'8 maximum (6.05m x 3.25m maximum)

Dining Room
11'0 x 10'8 (3.35m x 3.25m)

Garden Room
10'10 x 7'8 (3.30m x 2.34m)

Kitchen/ Breakfast Room
15'4 x 8'4 (4.67m x 2.54m)

Utility Room
7'2 x 5'0 (2.18m x 1.52m)

FIRST FLOOR

Landing
10'10 x 10'2 (3.30m x 3.10m)

Bedroom 1
12'10 x 10'6 (3.91m x 3.20m)

En Suite Shower Room/ wc
8'10 x 5'0 (2.69m x 1.52m)

Bedroom 2
11'8 x 9'8 (3.56m x 2.95m)

Bedroom 3
8'10 x 8'2 (2.69m x 2.49m)

Bedroom 4
9'0 x 8'0 maximum (2.74m x 2.44m maximum)

Bedroom 5
12'0 x 7'4 increasing to 8'0 including stairhead (3.66m x 2.24m increasing to 2.44m including stair)

Bathroom/ wc
9'10 x 5'6 maximum (3.00m x 1.68m maximum)



Caldey Gardens

Approximate Gross Internal Area
2197 sq ft - 204 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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	80
		EU Directive 2002/91/EC	

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS