Smith & Friends are Pleased to bring to the market this attractive four bedroom detached family home, Built by Taylor Wimpey, located within The Rings Ingleby Barwick, closely situated to amenities, and highly regarded Schools.

The property comprises of; Entrance Hall with Tiled Floor, Study/Dining Room, Downstairs WC, Storage Cloakroom, Lounge, Kitchen and a full width rear extension family room with doors opening out onto the garden creating extra ground floor accommodation.
The first floor provides are four bedrooms, master with en-suite as well as separate family bathroom.

Externally, the property has a double width driveway which sits Infront of the integral single garage and adjacent to a lawn garden. The rear garden is mainly laid to lawn and enclosed by timer fencing, with a small decking area.

Kirkbride Way, Ingleby Barwick, TS17 5NN
4 Bed - House - Detached
O.I.R.O £270,000
EPC Rating: C
Council Tax Band: D
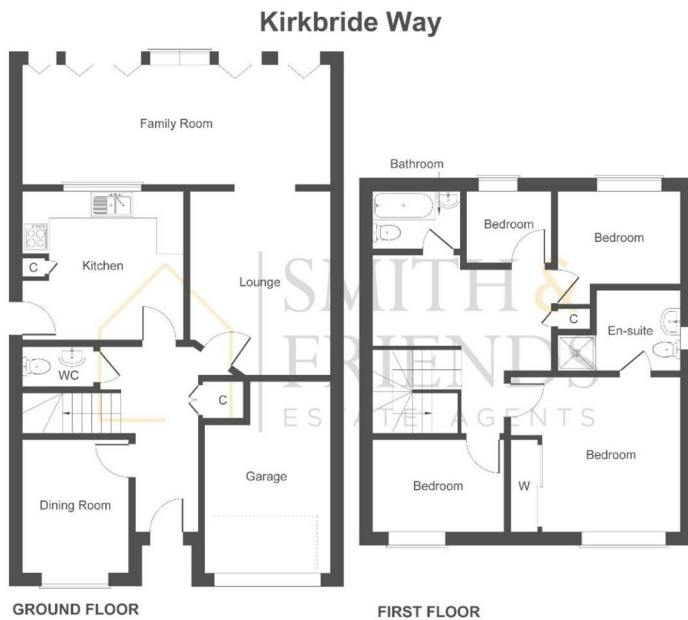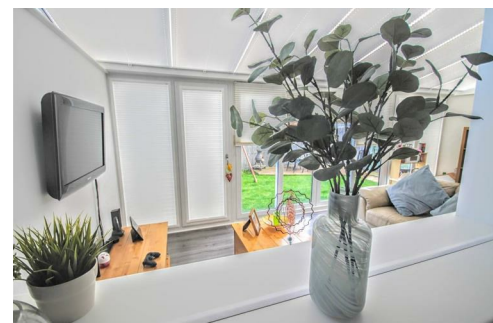**Tenure: Freehold**

SMITH & FRIENDS
ESTATE AGENTS

Kirkbride Way, TS17 5NN

GROUND FLOOR

Entrance Hall

Dining Room/Study

Downstairs WC

Kitchen

Lounge

Family Room

FIRST FLOOR

Landing

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Kirkbride Way

GROUND FLOOR — Family Room, Kitchen, C, C, WC, C, Lounge, Dining Room, Garage

FIRST FLOOR — Bathroom, Bedroom, Bedroom, C, En-suite, Bedroom, Bedroom, W

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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	75	85

England & Wales — EU Directive 2002/91/EC

SMITH & FRIENDS
ESTATE AGENTS