



Thornwood Avenue, TS17 0RS
5 Bed - House - Detached
£595,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: F



SMITH &
FRIENDS
ESTATE AGENTS

Thornwood Avenue , Ingleby Barwick, TS17 0RS

We are pleased to offer for sale a superb individually designed five bedroom/ five reception room detached house which stands on a large fully enclosed plot in a sought after residential area close to all amenities.

The property offers extensive family sized accommodation presented in good decorative order throughout with the benefit of gas central heating, double glazing and solar panels. A particular feature of the property is the large plot on which it stands with extensive off street parking, double garage and large rear garden.

Thornwood Avenue is located off Lowfields Avenue in the sought after Lowfields area of Ingleby Barwick within walking distance of local shops, schools for all age groups and regular bus services.

The accommodation briefly comprises. On the ground floor: Entrance Porch, fully tiled Cloakroom/ wc with tiled flooring, impressive Reception Hallway with tiled flooring and staircase to the first floor, Living Room with archway to the Dining Room with glazed double doors leading to the Conservatory with tiled flooring and french doors to the rear garden, Sitting Room, Study, refitted Kitchen/ Breakfast Room with breakfast bar and range type cooker, fitted Utility Room and second fully tiled Cloakroom/ wc.

First floor: spacious Landing, Bedroom 1 with quality fitted wardrobes and fully tiled En Suite Bathroom/ wc, Bedroom 2 with quality fitted wardrobes and fully tiled En Suite Bathroom/ wc with tiled flooring, Bedroom 3 with built in wardrobes, Bedroom 4 with built in wardrobes, Bedroom 5 and family Bathroom/ wc with large two person jacuzzi bath and separate shower cubicle.

Externally there is a large landscaped front garden and extensive in and out driveway providing off street parking for numerous vehicles, detached double garage and large rear garden with extensive lawn, mature trees and large paved patio area.

An internal inspection is highly recommended to appreciate the property fully.











GROUND FLOOR

Entrance Porch

7'0 x 2'8 (2.13m'0.00m x 0.61m'2.44m)

Cloakroom/ wc

4'10 x 2'8 (1.22m'3.05m x 0.61m'2.44m)

Reception Hall

16'0 x 10'4 (4.88m'0.00m x 3.05m'1.22m)

Living Room

16'0 x 14'8 (4.88m'0.00m x 4.27m'2.44m)

Dining Room

14'8 x 13'6 (4.27m'2.44m x 3.96m'1.83m)

Conservatory

17'10 x 13'0 (5.18m'3.05m x 3.96m'0.00m)

Sitting Room

12'10 x 11'2 (3.66m'3.05m x 3.35m'0.61m)

Study

11'10 x 11'2 narrowing to 7'10 (3.35m'3.05m x 3.35m'0.61m
narrowing to 2.13m'3.05m)

Kitchen/ Breakfast Room

16'2 x 13'6 narrowing to 8'8 (4.88m'0.61m x 3.96m'1.83m
narrowing to 2.44m'2.44m)

Utility Room

8'8 x 5'10 (2.44m'2.44m x 1.52m'3.05m)

Cloakroom/ wc 2

5'10 x 3'0 (1.52m'3.05m x 0.91m'0.00m)

FIRST FLOOR

Landing

11'2 x 10'4 (3.35m'0.61m x 3.05m'1.22m)

Bedroom 1

13'10 x 13'2 (3.96m'3.05m x 3.96m'0.61m)

En suite Bathroom/ wc

5'10 x 5'10 (1.52m'3.05m x 1.52m'3.05m)

Bedroom 2

13'10 x 12'10 (3.96m'3.05m x 3.66m'3.05m)

En Suite Bathroom/ wc

5'10 x 5'10 (1.52m'3.05m x 1.52m'3.05m)

Bedroom 3

14'8 x 11'r (4.27m'2.44m x 3.35m'r)

Bedroom 4

12'8 x 11'r (3.66m'2.44m x 3.35m'r)

Bedroom 5

11'0 x 9'10 (3.35m'0.00m x 2.74m'3.05m)

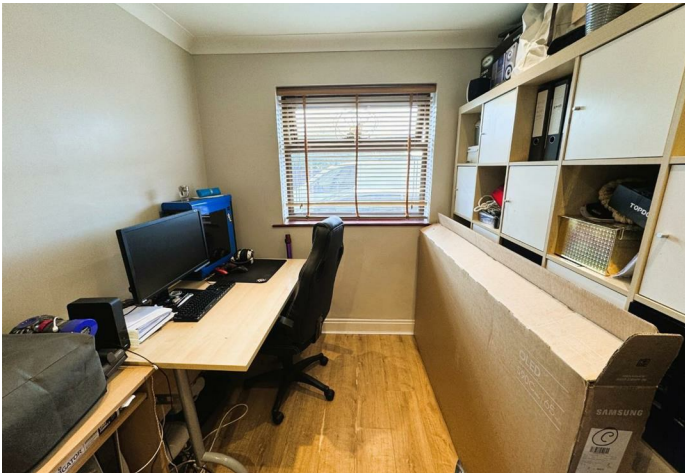
Family Bathroom/ wc

11'0 x 9'2 (3.35m'0.00m x 2.74m'0.61m)

OUTSIDE

Double Garage

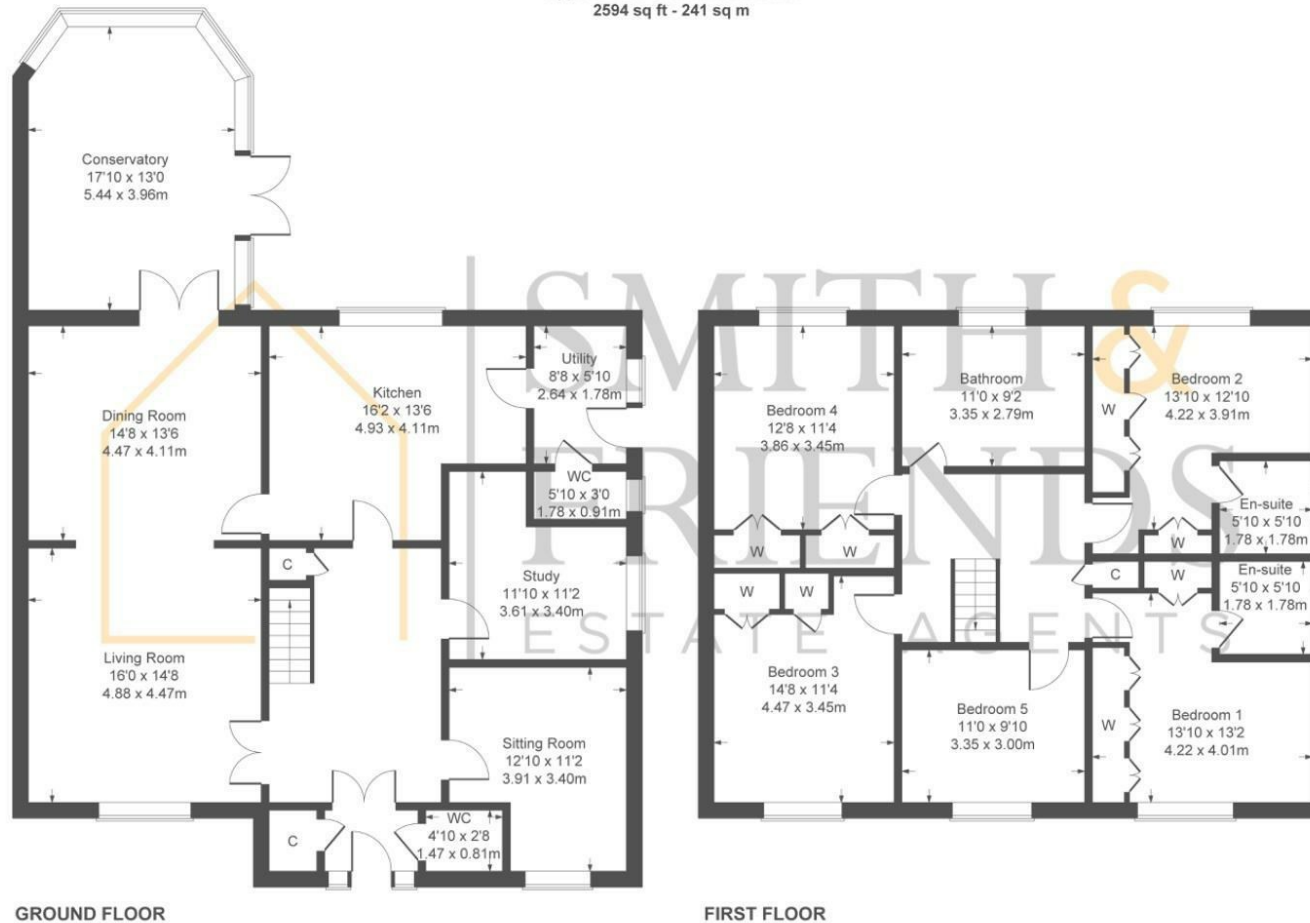
17'8 x 17'0 (5.18m'2.44m x 5.18m'0.00m)





Thornwood Avenue

Approximate Gross Internal Area
2594 sq ft - 241 sq m



GROUND FLOOR

FIRST FLOOR

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		85	86
(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.

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

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS