

SMITH & FRIENDS are Pleased to bring to the market this Three Bedroom Detached Family Home, Built by Persimmon Homes to the 'Rufford' design in 2017, with a garage conversion to create the second lounge. Ideal for First Time Buyer and located within walking distance to the Sandgate Shops.

The property briefly comprises of; Entrance Vestibule, Lounge with built in storage, Garage Conversion creating a Second Reception Room, Inner Hallway with an Downstairs W/C and an utility room. The rear of the property provides a Lovely Modern open plan kitchen / diner that features French patio doors leading into the rear garden.

The first floor provides three double bedrooms with the master benefiting from a Three Piece En-Suite Shower Room. On the First floor you will also find a Modern and Stylish Three piece bathroom suite.

Externally, at the front of the property you will find a small lawned garden and a double width driveway. The rear of the property provides an enclosed rear garden with a small patio area, well maintained lawn garden and decking area to capture the full benefits of the sun.

Bourne Morton Drive, Ingleby Barwick, TS17

5FH

3 Bedroom - House - Detached

£190,000

EPC Rating: C

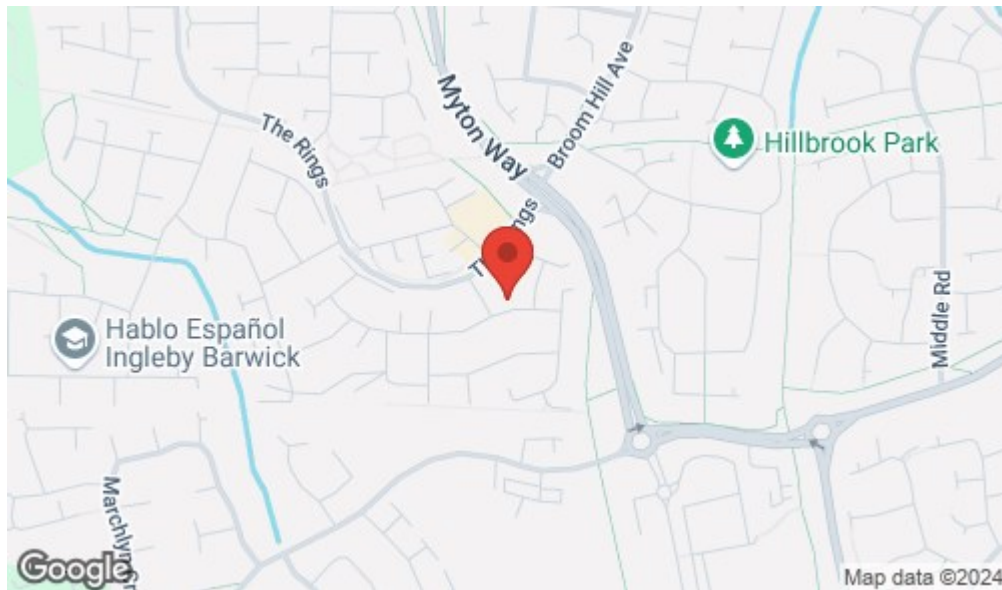
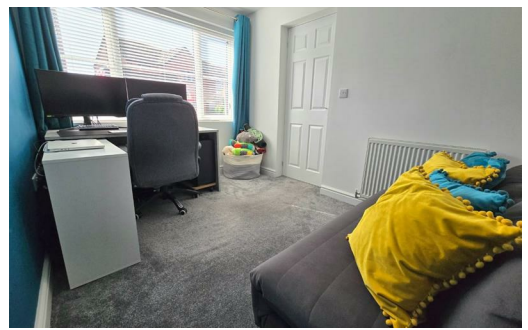
Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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