



**Church Field Way, TS17 5AW**  
**4 Bed - House - Detached**  
**£310,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Church Field Way Ingleby Barwick TS17 5AW

\*\*\* SOUGHT AFTER DETACHED FOUR BEDROOM FAMILY HOME \*\*\*

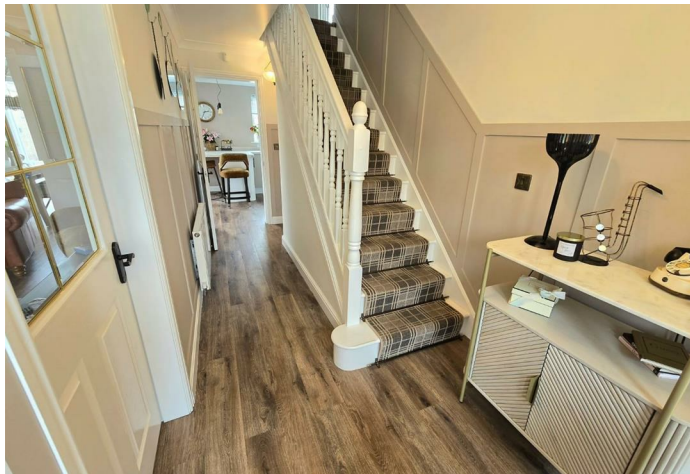
SMITH & FRIENDS are pleased to bring to the market this Stunning Four Bedroom Detached House, Located within the Popular Broomhill Area of Ingleby Barwick. The property is a Collingham Design, built by McLean.

The Property has been Finished to a High Standard Throughout and Comprises of; Entrance Hallway, with a Spacious Hallway Leading to Cloakroom/WC, and Access to the Garage which has Partial been Converted by the Current Owners. The Property has an Amazing Open Plan Kitchen / Dining Room, which has Access to the Living Room and Patio Doors Leading to the Rear Garden.

The First Floor Provides a Landing, Four Bedrooms with En-Suites to the Master Bedroom and Bedroom Three and a Spacious Family Bathroom.

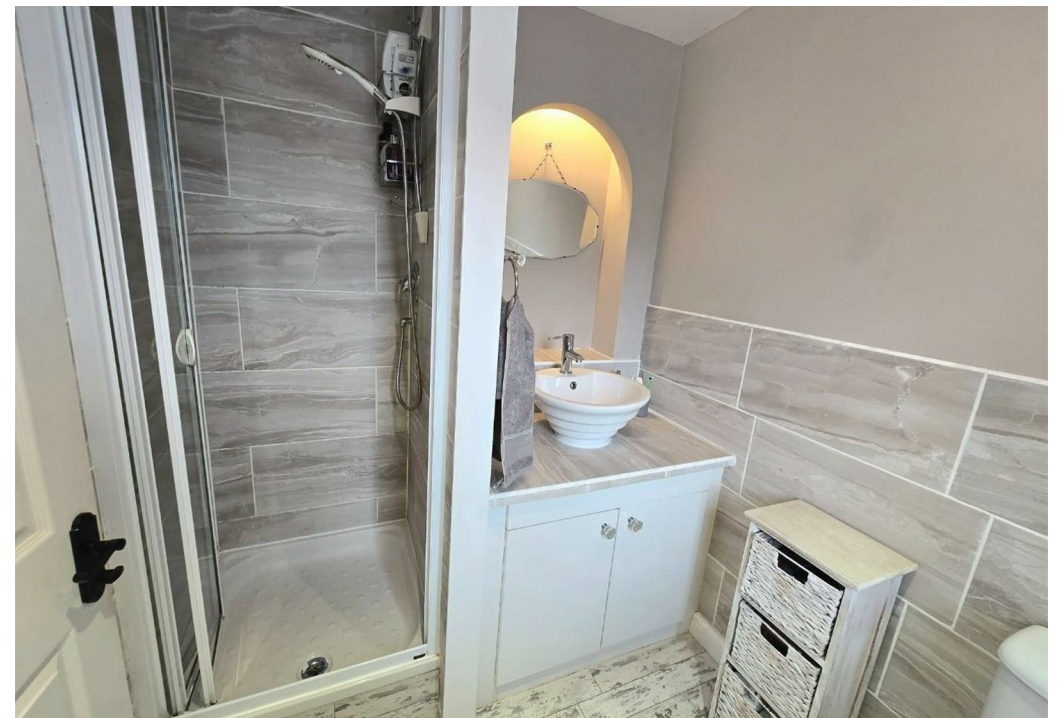
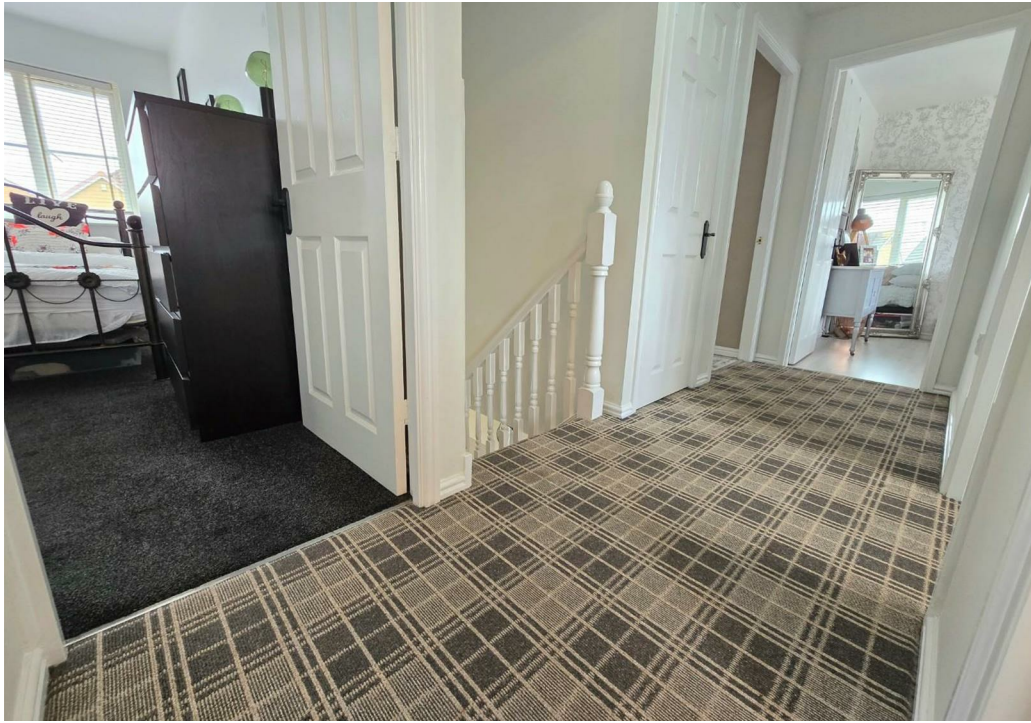
Externally the Property has a Small Well Maintained Lawned Garden to the Front with Double Width Driveway and Access to the Single Garage, Whilst the Rear of the Property has a Stunning Landscaped Garden with a Raised Grass Lawn Area, Composite Decking Area and a Small Patio Area.

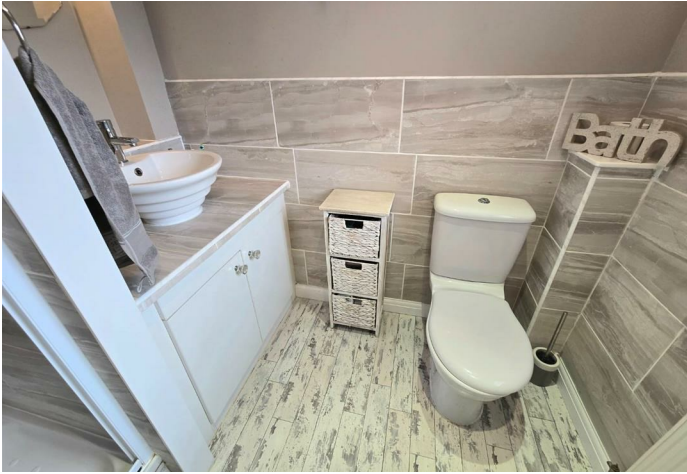
For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick











## GROUND FLOOR

### Hallway

14'11" x 6'0" (4.55m x 1.84m)

### Living Room

16'8" x 11'7" (5.09m x 3.55m)

### Kitchen / Dining Room

9'1" x 26'4" (2.78m x 8.04m)

### Downstairs WC

3'3" x 4'7" (1.01m x 1.42m )

### Garage / Unity Area

16'6" x 7'10" (5.04m x 2.40m)



## FIRST FLOOR

### Landing

3'9" x 12'4" (1.15m x 3.76m)

### Master Bedroom

11'8" x 12'0" (3.56m x 3.68m)

### En-Suite

6'9" x 5'11" (2.07m x 1.82m)

### Bedroom 2

10'7" x 8'8" (3.25m x 2.66m)

### Bedroom 3

11'3" x 8'1" (3.44m x 2.48m)

### En-Suite

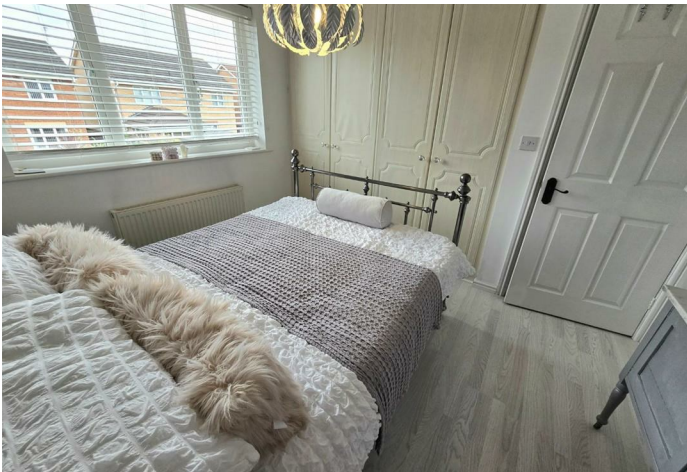
4'9" x 5'1" (1.47m x 1.55m)

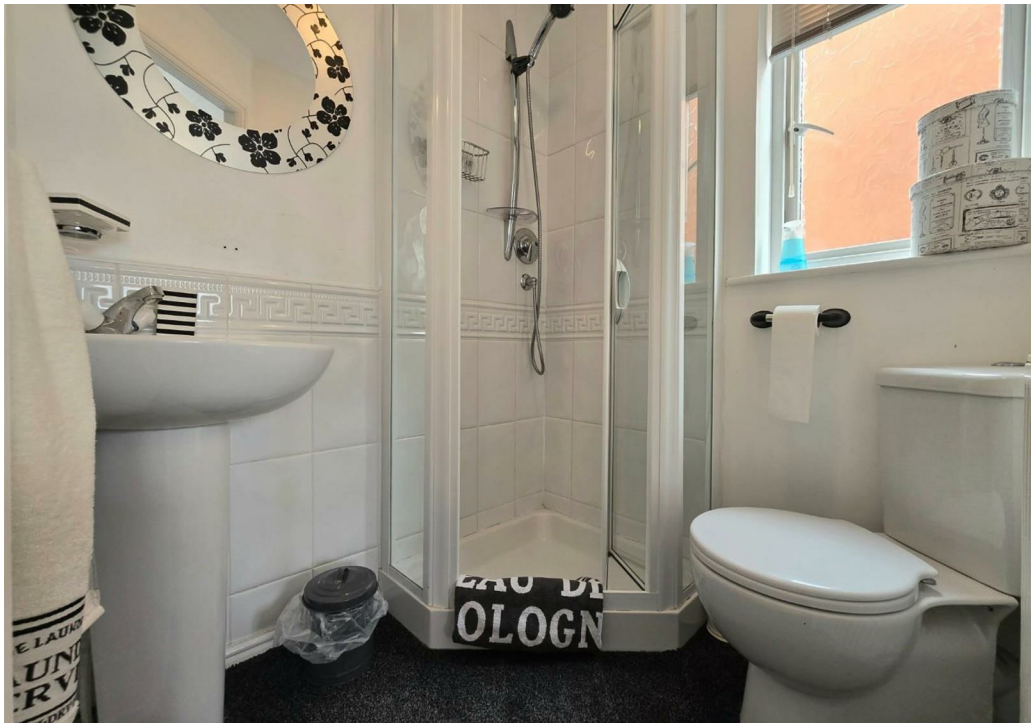
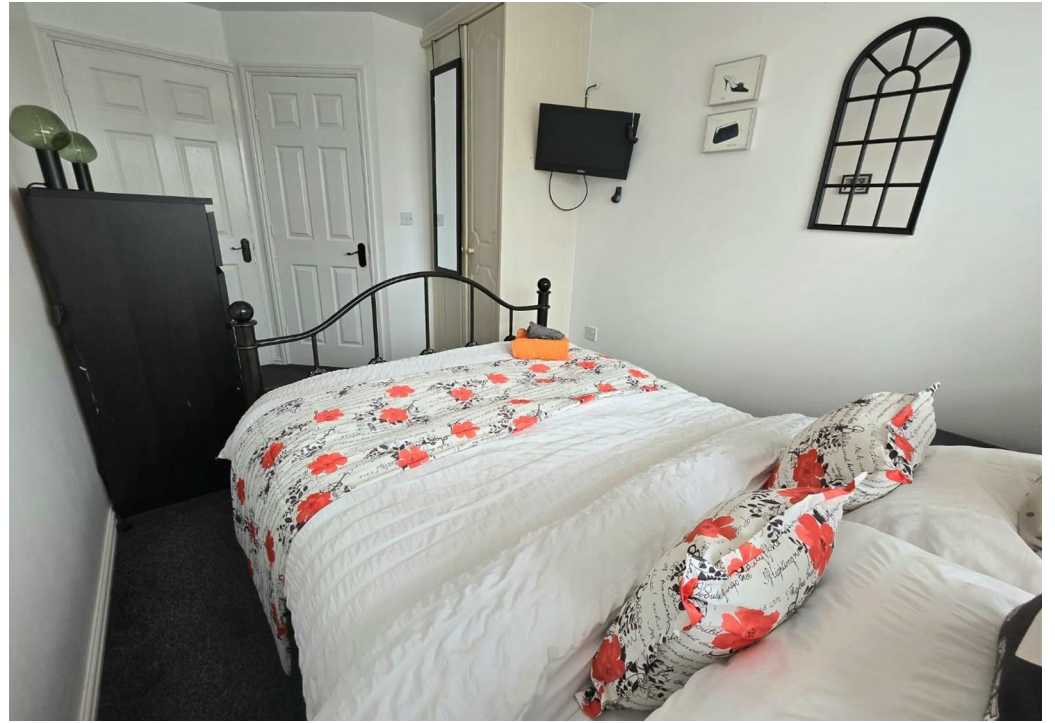
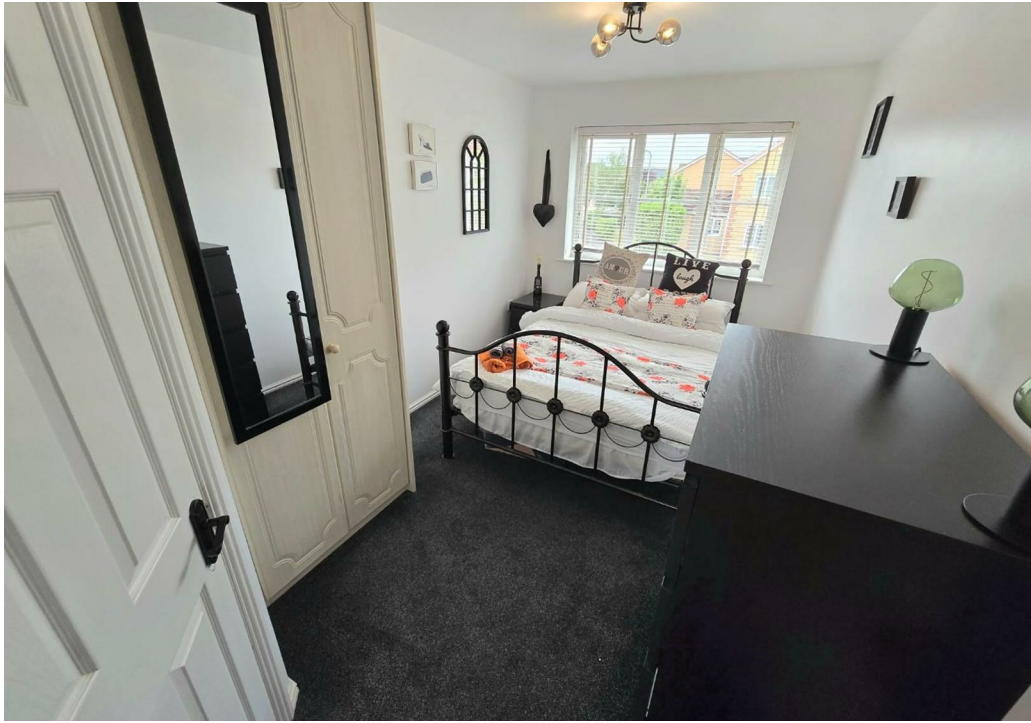
### Bedroom 4

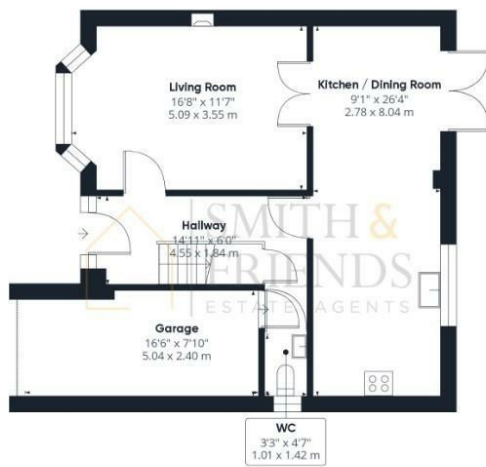
8'0" x 8'0" (2.46m x 2.45m)

### Family Bathroom

6'2" x 7'6" (1.89m x 2.29m)







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1274.45 ft<sup>2</sup>  
118.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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