



*** SOUGHT AFTER DETACHED THREE BEDROOM FAMILY HOME ***

SMITH & FRIENDS are pleased to bring to the Market this Impressive Three Bedroom Detached Family Home, Located within one of the most sought after areas of 'Sober Hall' within Ingleby Barwick.

This Popular Double Fronted Property Provides Ample Space, being Built by the Popular Bryant Homes using a Popular Design. The Property Briefly Comprises of, Entrance Hallway, with Downstairs WC, Leading into a Stunning Fitted Kitchen Diner with Granite Tops, Featured Island, and a Range of Integrated Appliances. The Property has a Good Sized Lounge, Spanning from the Front of the House to the Rear, with a Rear Conservatory off the Kitchen / Diner, Providing that Additional Space for a Family.

The First Floor Provides a Good Sized Master Bedroom, with 'Laura Ashley' Tiling to a Lovely En-Suite and a Three Piece Family Bathroom. In Addition to the Master Bedroom, the Property has Two Further Double Bedrooms.

Externally, at the Front of the Property you will find a Single Integral Garage, Double Driveway and a Small Lawned Area. To the rear you will find an Enclosed Rear Garden with a Multi-Level Garden Providing Different Area's to Capture the sun all day.

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

Exford Close, Ingleby Barwick, TS17 0NH

3 Bedroom - House - Detached

£255,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



Exford Close, Ingleby Barwick, TS17 0NH

GROUND FLOOR

Hallway
5'3" x 8'0" (1.61m x 2.45m)

Downstairs WC
3'4" x 4'6" (1.02m x 1.39m)

Living Room
10'2" x 16'9" (3.12m x 5.13m)

Kitchen / Dining Room
11'5" x 16'9" (3.48m x 5.11m)

Conservatory
15'6" x 9'0" (4.73m x 2.76m)

FIRST FLOOR

Landing
8'2" x 3'2" (2.49m x 0.98m)

Master Bedroom
10'6" x 16'9" (3.22m x 5.11m)

En-Suite
4'10" x 7'7" (1.48m x 2.33m)

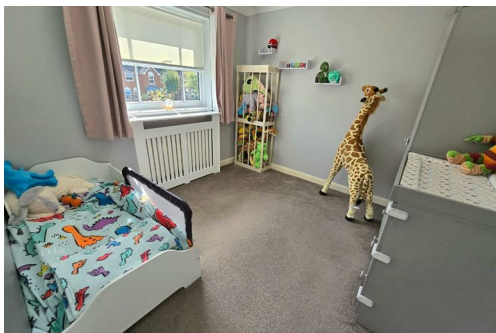
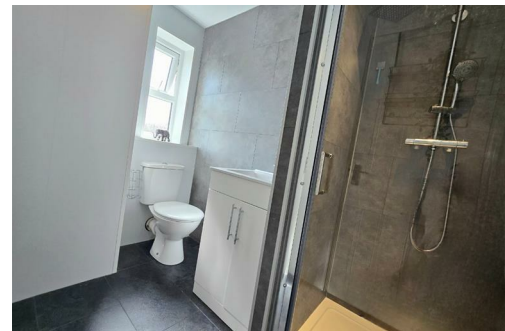
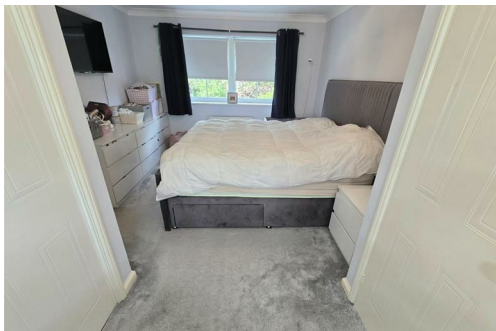
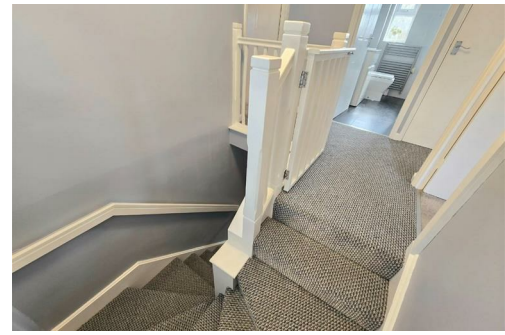
Bedroom 2
9'4" x 9'5" (2.87m x 2.89m)

Bedroom 3
11'2" x 7'2" (3.41m x 2.20m)

Family Bathroom
6'2" x 5'7" (1.90m x 1.71m)



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Ground Floor



Floor 1

Approximate total area^①
 1065.09 ft²
 98.95 m²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		60	
(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. We 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.

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