



Rowallane Gardens, TS17 0YQ
5 Bed - House - Detached
£470,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Rowallane Gardens Ingleby Barwick TS17 0YQ

*** SOUGHT AFTER AREA IN BECKFIELDS ***

SMITH & FRIENDS are pleased to offer for sale a superb individually designed five bedroom detached house which stands on a good sized plot in a pleasant cul de sac location in a popular residential area close to all amenities.

The property offers extremely versatile family sized accommodation with a large reception hall and huge galleried landing. In good decorative order throughout with the benefit of gas central heating and sealed unit double glazing.

The accommodation briefly comprises. Ground floor: large Reception Hall with spindal staircase to the first floor, spacious 20' Lounge with bay window and feature fireplace, Sitting Room with bay window and feature fireplace, Dining Room with laminate flooring and patio doors to the rear garden, Kitchen/ Breakfast Room with fitted floor and wall units, Utility Room and half tiled Cloakroom/ wc with a white suite.

First floor: large Galleried Landing, Bedroom 1 with mirror fronted fitted wardrobes and fully tiled En Suite Shower Room/ wc with a white suite, Bedroom 2, Bedroom 3 with En Suite Shower Room/ wc with a white suite, Bedroom 4, Bedroom 5 and fully tiled family Bathroom/ wc with a white suite.

A long driveway to the side of the property provides off street parking for several vehicles and leads to a detached brick built double garage 19'0 x 14'4 with timber entrance doors, electric light and power points. Enclosed front garden laid to lawn with established shrubs.

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

For a viewing contact SMITH AND FRIENDS - Estate agents Ingleby Barwick











Reception Hall

16'0 x 9'10 (4.88m x 3.00m)

Lounge

20'0 x 13'4 (6.10m x 4.06m)

Sitting Room

14'8 x 13'4 (4.47m x 4.06m)

Dining Room

17'2 x 10'4 (5.23m x 3.15m)

Kitchen/ Breakfast Room

15'8 x 10'8 (4.78m x 3.25m)

Utility Room

10'8 x 6'6 (3.25m x 1.98m)



Cloakroom/ WC

7'0 x 3'2 (2.13m x 0.97m)

Galleried Landing

14'10 x 13'0 (4.52m x 3.96m)

Bedroom 1

15'0 x 10'4 increasing to 13'4 (4.57m x 3.15m increasing to 4.06m)

En Suite Shower Room/ WC

8'0 x 4'6 increasing to 7'2 (2.44m x 1.37m increasing to 2.18m)

Bedroom 2

13'4 x 13'0 (4.06m x 3.96m)

Bedroom 3

10'10 x 10'4 (3.30m x 3.15m)

En Suite Shower Room/ WC

Bedroom 4

13'4 x 8'0 increasing to 10'10 (4.06m x 2.44m increasing to 3.30m)

Bedroom 5

10'0 x 8'0 (3.05m x 2.44m)

Bathroom/ WC

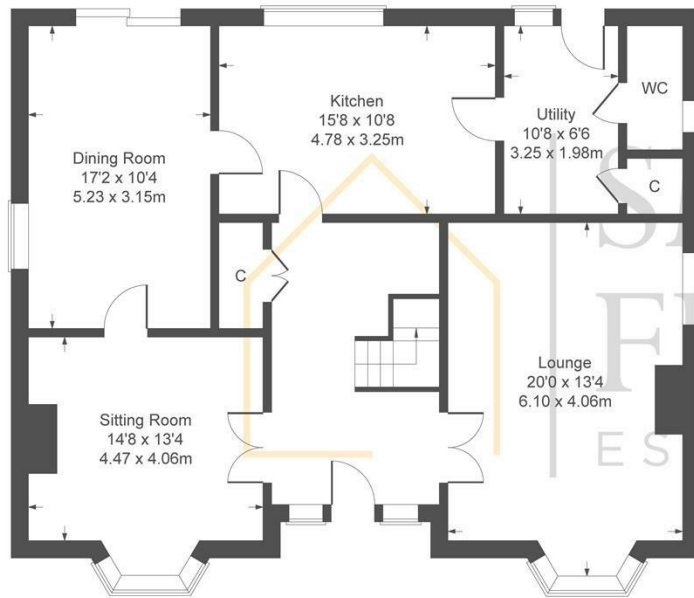
10'4 x 8'2 (3.15m x 2.49m)



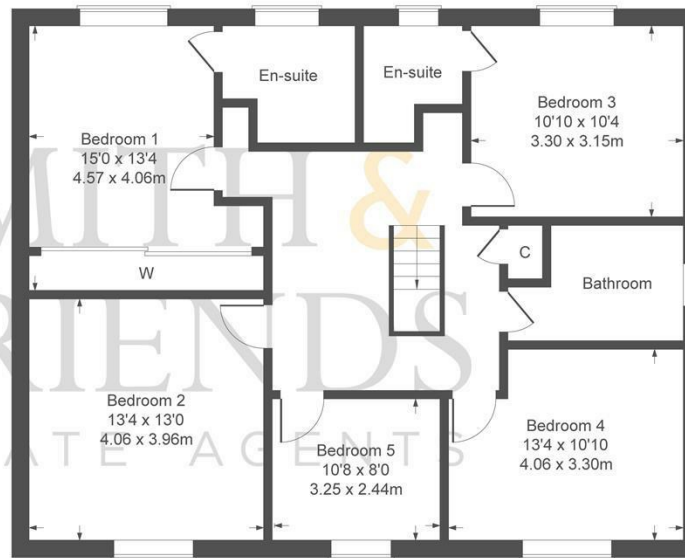


Rowallane Gardens

Approximate Gross Internal Area
2164 sq ft - 201 sq m



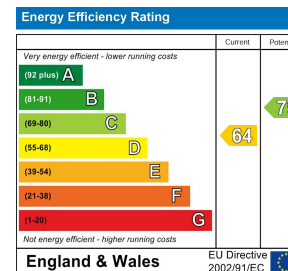
GROUND FLOOR



FIRST FLOOR

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

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.



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