



*** Ideal for Family Home ***
 *** Stunning Sunroom Extension ***

New to the Market, this Superb Four Bedroom Detached House located within the popular "The Rings" area of Ingleby Barwick. Built by Persimmon Homes to the Roseberry design the property is presented in immaculate decorative order throughout with the benefit of many excellent improvements including a Stunning Sunroom to the Rear, providing extra Family Space, ideal entertaining space that can be used throughout the year.

The well appointed property briefly comprises: Entrance Hall with stairs to the first floor, spacious Modern Lounge with building in Fireplace/Media Wall and double doors leading to open plan Kitchen/ Dining Room with integrated appliances, Utility Room, Cloakroom/ wc, and the property has since had a stunning extension to the rear of the property creating a beautiful and bright sunroom. The First floor provides a spacious Landing, four Bedrooms - master with fully tiled En Suite Shower Room/ wc with tiled flooring and fully tiled family Bathroom/ wc with tiled flooring.

Externally, the front garden has laid to lawn with double width tarmac drive providing off street parking and leading to an integral garage. The rear garden is enclosed by timber fencing laid to lawn with paved patio area, including a cosy raised decking area.

The property offers excellent family sized accommodation with the benefit of gas central heating and upvc double glazing. Viewing is highly recommended to appreciate the property fully.

Greensforge Drive, Ingleby Barwick, TS17 5LT

4 Bed - House - Detached

£285,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



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 FRIENDS**
 ESTATE AGENTS

Greensforge Drive, Ingleby Barwick, TS17 5LT



GROUND FLOOR

Entrance Hall
7'2" x 4'7" (2.19m x 1.40m)

Living Room
15'9" x 10'1" (4.81m x 3.08m)

Kitchen/ Diner
10'3" x 18'5" (3.14m x 5.62m)

Sunroom
12'0" x 10'7" (3.67m x 3.25m)

Utility Room
7'1" x 5'3" (2.17m x 1.62m)

Downstairs WC
2'11" x 5'3" (0.91m x 1.61m)

FIRST FLOOR

Landing
4'5" x 10'0" (1.35m x 3.05m)

Bedroom 1
10'4" x 12'6" (3.15m x 3.82m)

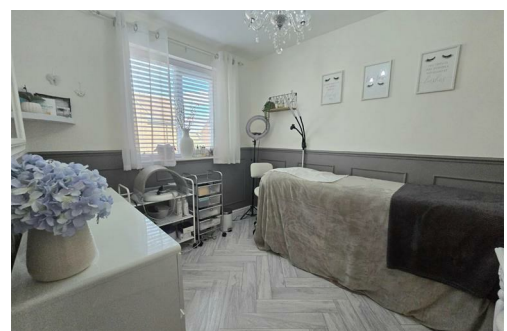
En-Suite
6'2" x 6'7" (1.89m x 2.01m)

Bedroom 2
11'6" x 9'3" (3.52m x 2.83m)

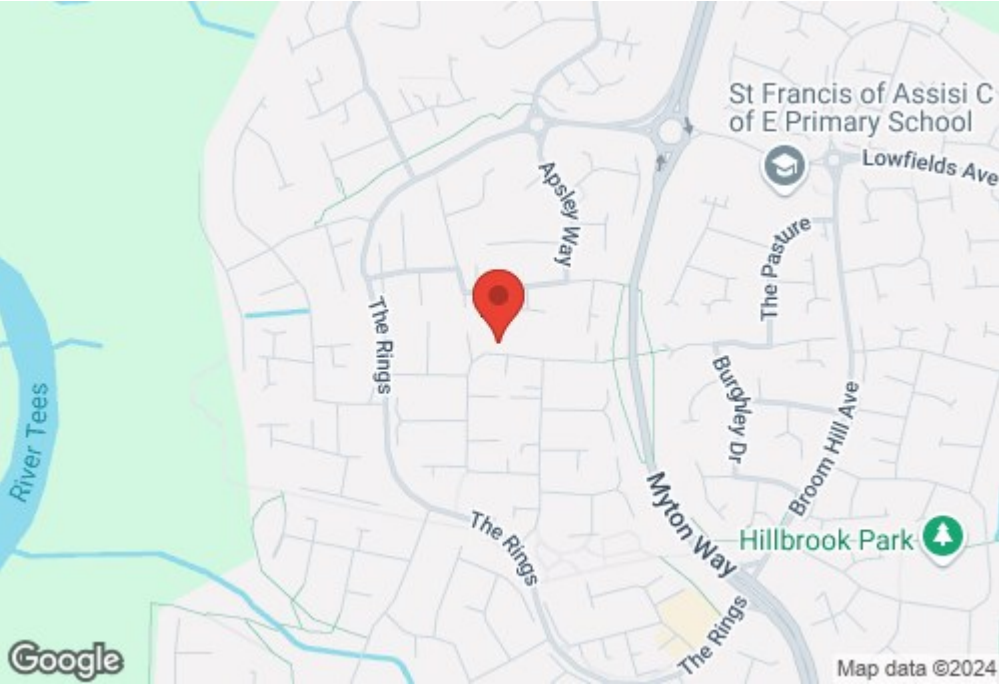
Bedroom 3
10'4" x 8'9" (3.15m x 2.67m)

Bedroom 4
10'4" x 8'9" (3.15m x 2.67m)

Family Bathroom
5'7" x 6'10" (1.71m x 2.10m)



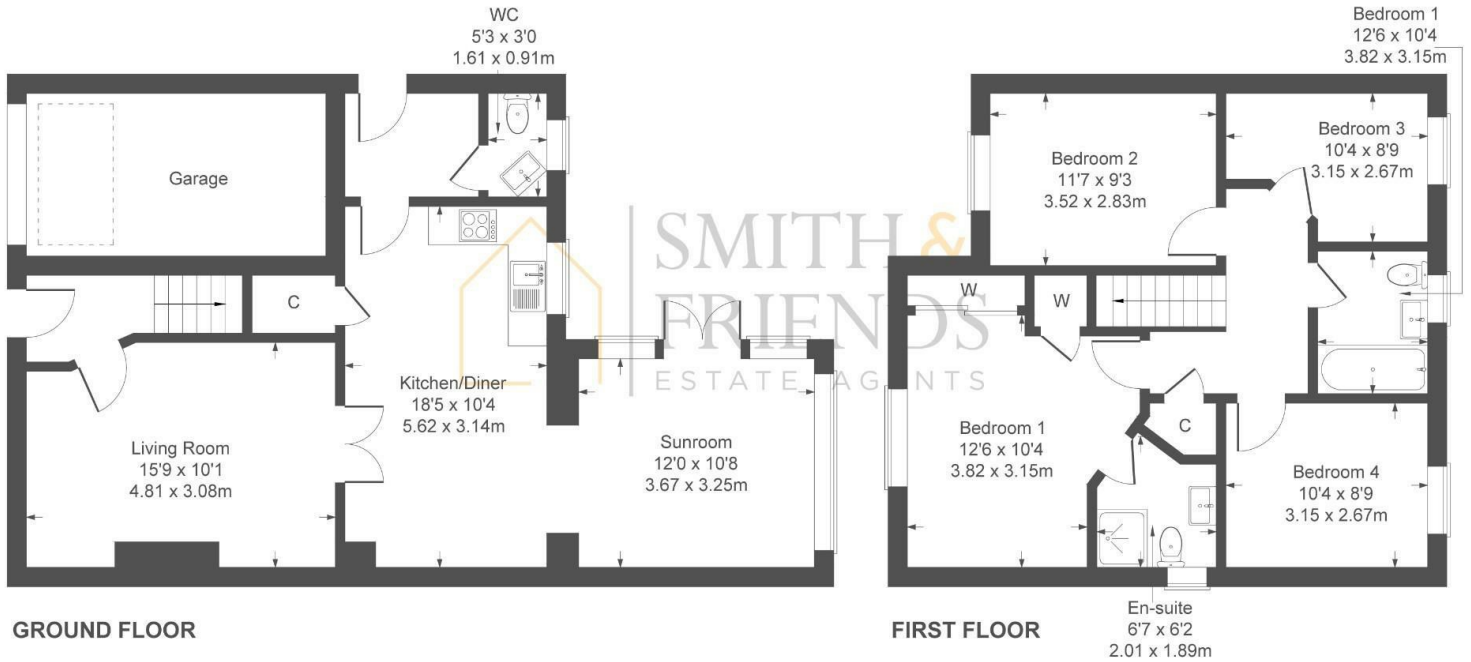
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Greensforge Drive

Approximate Gross Internal Area
1388 sq ft - 129 sq m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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	

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