



**Brougham Close, TS17 5GH**  
**5 Bed - House - Detached**  
**£475,000**

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



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

# Brougham Close Ingleby Barwick TS17 5GH

\*\*\* EXECUTIVE FIVE BEDROOM FAMILY HOME \*\*\*

\*\*\* HIGHLY SOUGHT AFTER AREA OF INGLEBY BARWICK \*\*\*

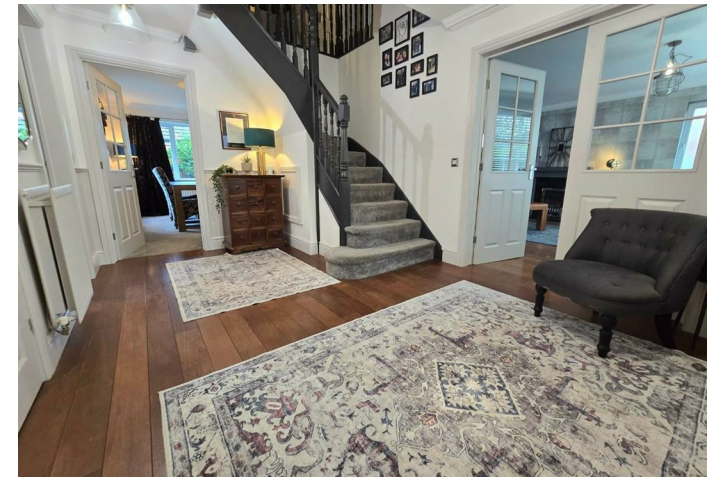
SMITH & FRIENDS are proud to bring to the market this Executive Five Bedroom Property, providing a combination of luxury and spaciousness, located within the popular sought after area of 'The Rings', Ingleby Barwick. This very popular 'Hayburn' design, built by Charles Church is situated within a quiet cul de sac location.

The Property Briefly Consists of; Spacious Entrance Hall, Large Living Room, Second Lounge, Downstairs WC, Dining Room to the Rear of the Property, Fitted Kitchen with Breakfast Area and Patio Doors Leading to the Rear Garden, and Utility Room.

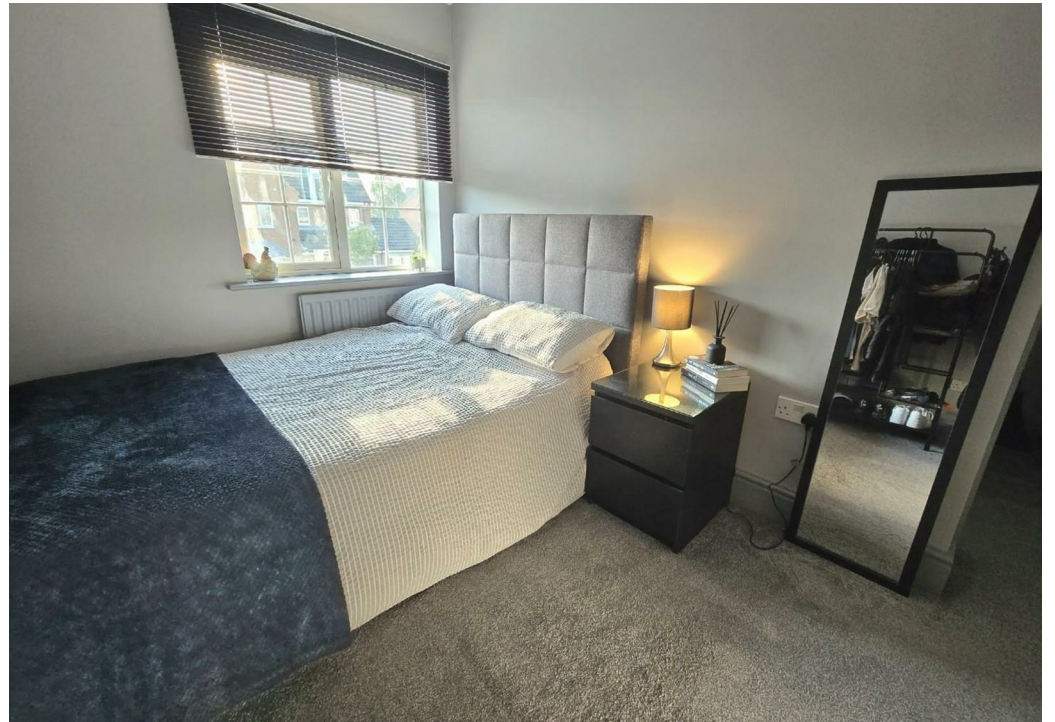
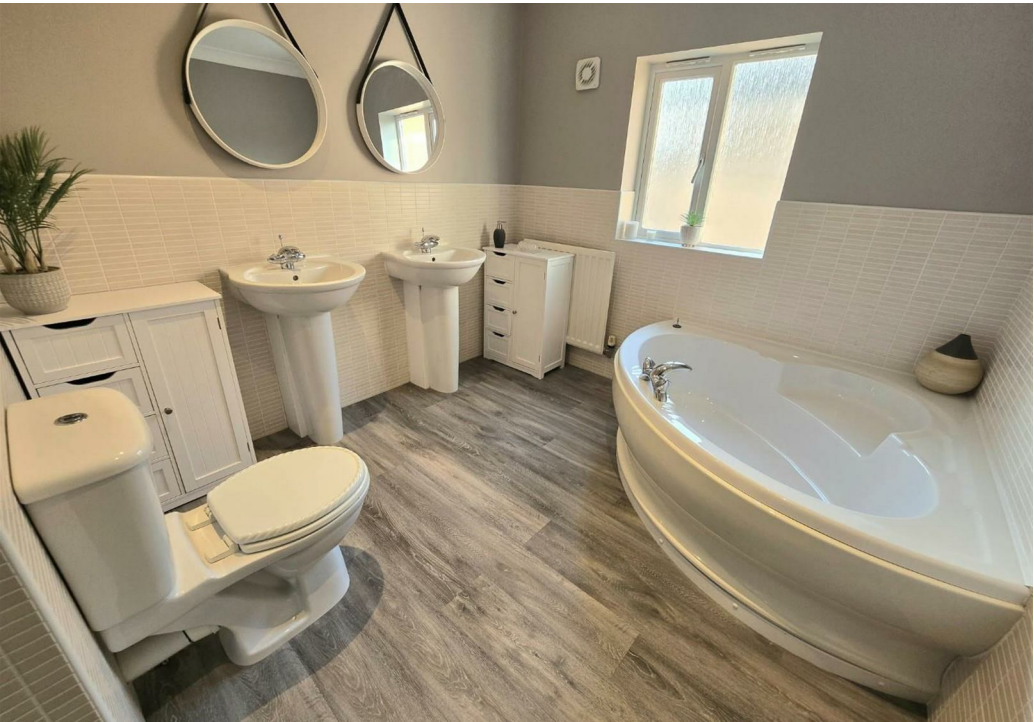
The First Floor Provides; Landing, Five Double Bedrooms, (Two Bedrooms with En-Suites) and a Family Bathroom.

Externally the property benefits from an Enclosed Rear Garden, with a double garage, and ample parking for up to four cars, whilst the front provides additional parking and has privacy with high hedges surrounding the property.

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











## GROUND FLOOR

### Entrance Hall

9'9" x 15'1" (2.98m x 4.60m)

### Living Room

14'5" x 20'7" (4.40m x 6.28m)

### Second Lounge

11'10" x 12'9" (3.61m x 3.91m)

### Downstairs WC

5'1" x 3'2" (1.56m x 0.98m)

### Kitchen/Breakfast Room

17'8" x 11'5" (5.41m x 3.50m)

### Utility Room

8'1" x 8'3" (2.48m x 2.53m)

### Dining Room

9'9" x 13'3" (2.99m x 4.04m)

## FIRST FLOOR

### Landing

3'3" x 18'6" (1.00m x 5.65m)

### Bedroom 1

17'11" x 11'5" (5.47m x 3.50m)

### En-Suite

8'6" x 8'6" (2.60m x 2.60m)

### Bedroom 2

8'11" x 12'1" (2.72m x 3.70m)

### En-Suite

4'6" x 8'5" (1.39m x 2.58m)

### Bedroom 3

11'10" x 10'2" (3.61m x 3.12m)

### Bedroom 4

10'8" x 7'9" (3.27m x 2.38m)

### Bedroom 5

9'9" x 9'10" (2.99m x 3.01m)

### Family Bathroom

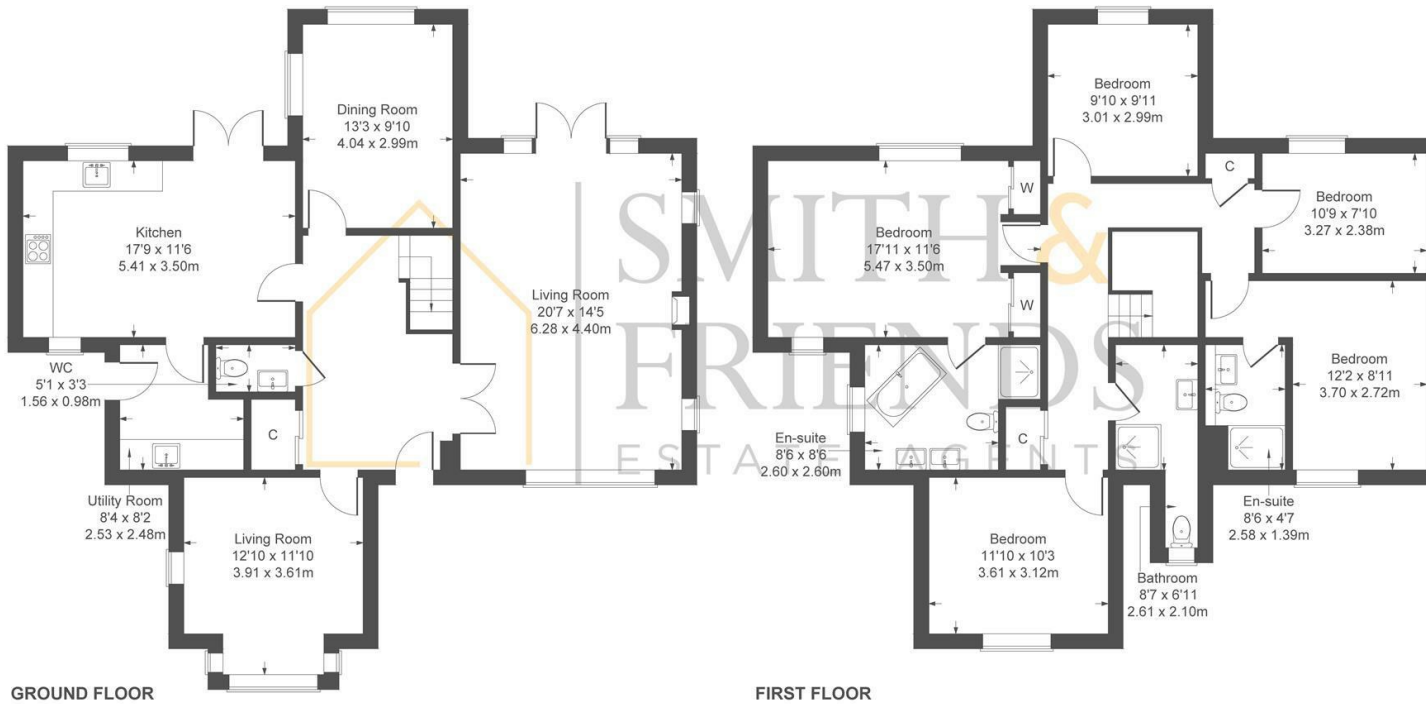
6'10" x 8'6" (2.10m x 2.61m)





## Brougham Close

Approximate Gross Internal Area  
2088 sq ft - 194 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) <b>A</b>			
(81-91) <b>B</b>		77	83
(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			
England & Wales		EU Directive 2002/91/EC	

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