



*** IDEAL FAMILY HOME ***
 *** FIVE BEDROOM DETACHED HOUSE ***

SMITH & FRIENDS are pleased to bring to the market this Stunning Five Bedroom Detached Family Home, built by 'Charles Church' to the popular "Strand" design, Located within this sought-after Development of 'The Rings' area of Ingleby Barwick.

This Beautiful Property Briefly Comprises of; Entrance Hall, with understairs Cloakroom, Spacious Living Room with an Amazing Media Wall, Professionally Converted Garage, creating a Second Lounge Playroom and a Superb Open-Plan Modern Kitchen/Diner, with generous natural light, perfect for entertaining intimate or lively family occasions.

The First Floor provides a spacious landing which boasts five bedrooms, Three Double Bedrooms, and a Spacious 'Master' with ensuite, and a separate modern family bathroom.

Externally, the property benefits from a lawned area and double width driveway to the front, and a good sized enclosed rear garden benefitting from being a South West Facing garden.

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

Pomeroy Drive, Ingleby Barwick, TS17 5JN

5 Bedroom - House - Detached

£349,950

EPC Rating: B

Tenure: Freehold

Council Tax Band: E



**SMITH &
 FRIENDS**
 ESTATE AGENTS

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GROUND FLOOR

Entrance Hall

15'9" x 6'6" (4.82m x 2.00m)

Living Room

15'9" x 9'9" (4.81m x 2.99m)

Second Lounge

16'0" x 8'7" (4.89m x 2.62m)

Kitchen / Diner

10'6" x 27'6" (3.22m x 8.39m)

Understairs Cloakroom

FIRST FLOOR

Landing

9'1" x 10'11" (2.79m x 3.35m)

Bedroom 1

14'8" x 11'5" (4.49m x 3.48m)

En-Suite

6'4" x 6'7" (1.94m x 2.02m)

Bedroom 2

11'11" x 10'8" (3.65m x 3.27m)

Bedroom 3

11'2" x 8'4" (3.42m x 2.55m)

Bedroom 4

9'5" x 11'9" (2.89m x 3.60m)

Bedroom 5

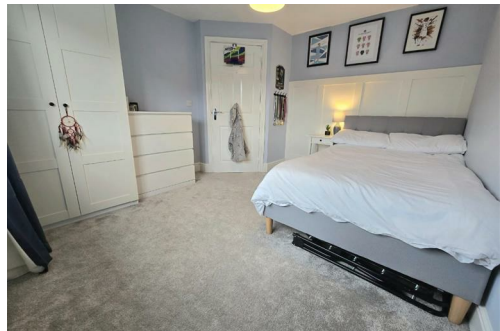
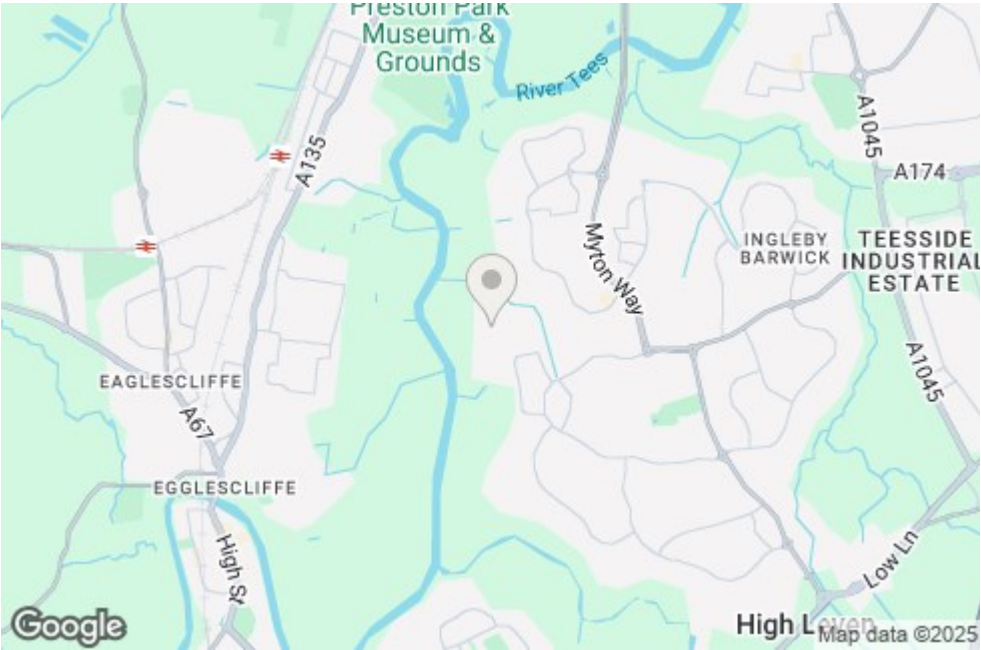
7'8" x 8'0" (2.36m x 2.44m)

Family Bathroom

5'7" x 8'4" (1.71m x 2.56m)



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Ground Floor



Floor 1

Approximate total area
1384.23 ft²
128.6 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(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

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
01642 762944
inglebybarwick@smith-and-friends.co.uk

