



Luccombe Close, Ingleby Barwick, TS17 0NL
3 Bed - House - Detached
£255,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Luccombe Close, TS17 0NL

*** NO FORWARD CHAIN ***
*** IMPRESSIVE NEWLY FITTED KITCHEN ***

New to the market with Smith & Friends this Impressive Three Bedroom Detached Family Home, Located within one of the most sought after areas of Tarr Steps, 'Sober Hall' within Ingleby Barwick.

The property briefly comprises of; an Entrance Hall, Open-Plan Living Room/Dining Room which leads into a generous sized conservatory, an Amazing newly Fitted Kitchen with Utility Room and Downstairs Cloakroom/WC. The property has had a previous Professional Garage Conversion which has created an extra reception or dining room, but would make a perfect play room.

The First Floor boasts a landing with loft access via drop down ladder to a part boarded loft space, Master Bedroom with a Walk-Through Dressing Room Leading to a En-Suite Shower Room. In addition the property has two further Double Bedrooms and a separate Modern Family Bathroom.

Externally, the property is postisioned at the end of a cul-de-sac. The front of the property has a block paved double width driveway, with side access to an enclosed rear garden, that provides plenty of privacy and benefits from a well maintained lawn and patio area.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



GROUND FLOOR

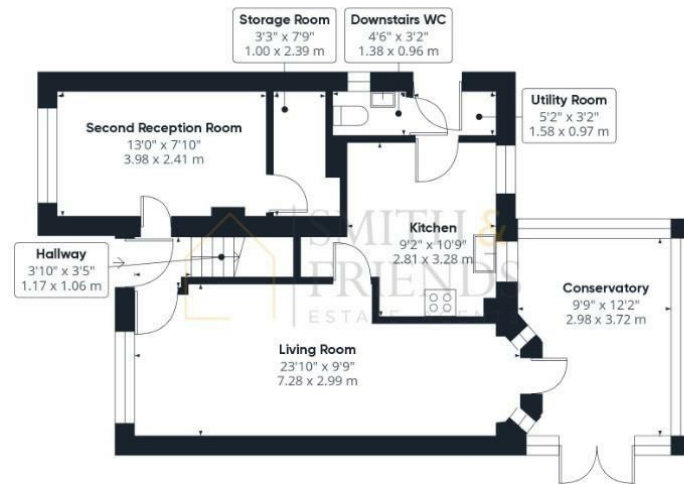
- Entrance Hall**
3'10" x 3'5"
- Living Room / Dining Room**
23'10" x 9'9"
- Second Reception Room**
13'0" x 7'10"
Additional Storage Room - 1.00m x 2.41m
- Kitchen**
9'2" x 10'9"
- Utility Room**
5'2" x 3'2"
- Downstairs WC**
4'6" x 3'1"
- Conservatory**
9'9" x 12'2"

FIRST FLOOR

- Landing**
5'2" x 6'2"
- Master Bedroom**
10'11" x 9'9"
Walk-Through Dressing Room - 2.09m x 0.90m
- En-Suite**
4'3" x 8'5"
- Bedroom 2**
9'8" x 6'7"
- Bedroom 3**
9'2" x 8'4"
- Family Bathroom**
6'2" x 6'2"







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1021.08 ft²
94.86 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		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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. 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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