



**Berrington Gardens, TS17 0UH**  
**4 Bed - House - Detached**  
**£284,995**

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





# Berrington Gardens

## Ingleby Barwick TS17 0UH

\*\*\* NO FORWARD CHAIN SALE \*\*\*

\*\*\* IMPRESSIVELY UPGRADED FOUR BEDROOM DETACHED \*\*\*

\*\*\* LARGE DRIVEWAY FOR UP TO 4 CARS \*\*\*

NEW TO THE MARKET, this Impressive and spacious four bedroom detached family home, situated in the very popular area of Beckfield's, Ingleby Barwick, with local amenities and great schools within walking distance, making this a perfect family home.

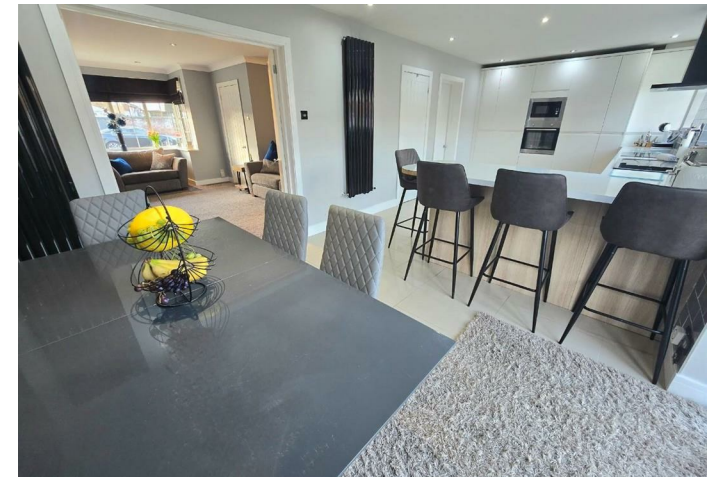
The property has undergone a stunning upgrade throughout and briefly comprises of; Entrance Hall, Living Room with a stunning Media Wall as the main feature of the living room. The rear of the property has a stunning 25ft, now open-plan, refitted kitchen/diner. The Kitchen has a range of fitted units, with built in appliances and breakfast bar, still providing ample space in a separate dining area that looks out to the rear garden via French doors.

A key feature to this property is the partially converted garage which has created a separate Utility Room and Shower Room/WC to the ground floor.

The first floor provides a Landing with four double bedrooms, a 'Master Bedroom' with Refurbished En-Suite Shower and wardrobes, and a separate modern family bathroom.

Externally, the property enjoys a lovely landscaped rear garden and the front of the property has a generous plot with 'four-car' drive, and lawned area.

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



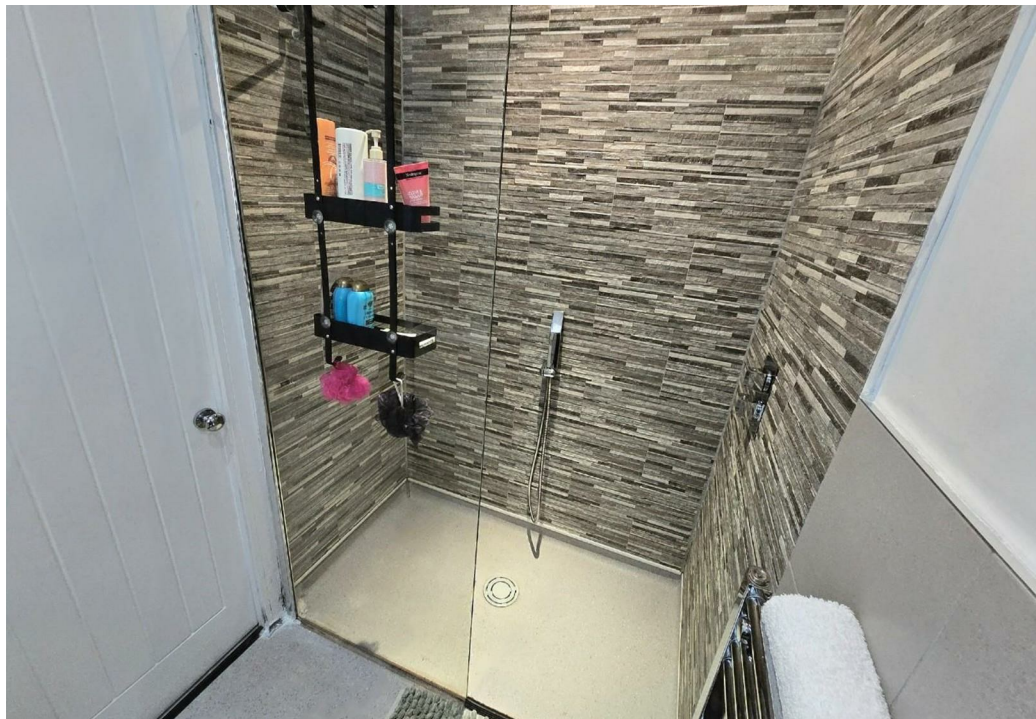
















## GROUND FLOOR

### Entrance Hall

4'1" x 4'7" (1.27m x 1.42m)

### Lounge

16'3" x 13'6" (4.96m x 4.13m)

### Open-Plan Kitchen / Diner

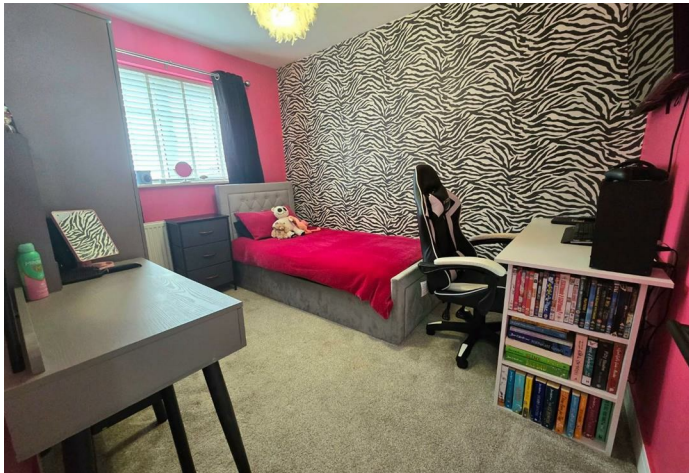
10'5" x 25'0" (3.19m x 7.64m)

### Utility Room

5'10" x 8'0" (1.78m x 2.45m)

### Downstairs WC / Shower Room

4'4" x 7'10" (1.33m x 2.40m)



## FIRST FLOOR

### Landing

3'1" x 9'9" (0.96m x 2.99m)

### Bedroom 1

12'9" x 11'0" (3.90m x 3.37m)

Built-in Wardrobes

### En-Suite Shower Room

4'7" x 6'3" (1.41m x 1.93m)

### Bedroom 2

10'6" x 8'3" (3.21m x 2.53m)

### Bedroom 3

8'5" x 8'0" (2.59m x 2.45m)

### Bedroom 4

6'7" x 9'8" (2.02m x 2.95m)

### Family Bathroom

5'6" x 6'9" (1.70m x 2.08m)

## PARTIAL CONVERTED GARAGE

5'4" x 8'7" (1.63m x 2.62m)









Ground Floor



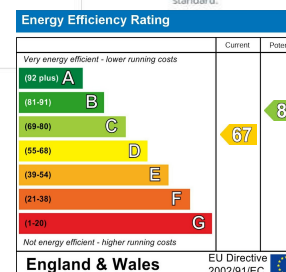
Floor 1

Approximate total area<sup>18</sup>  
1129.98 ft<sup>2</sup>  
104.98 m<sup>2</sup>

(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.



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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