



Pomeroy Drive, TS17 5JN
5 Bed - House - Detached
£424,950

EPC Rating: B
Tenure: Freehold
Council Tax Band: F



**SMITH &
FRIENDS**
ESTATE AGENTS

Pomeroy Drive Ingleby Barwick TS17 5JN

*** IDEAL FAMILY HOME ***

** EXECUTIVE CHARLES CHURCH PROPERTY, LOCATED ON THE RINGS **

SMITH & FRIENDS are Pleased to Bring to the Market this High-Spec Five Bedroom Family Home, Located on the Popular Area of 'The Rings', Ingleby Barwick.

An Executive 'Bond' design, Built by Charles Church, with a Statement Featured Double Front, with Prime Corner Plot Position with a Modern and Stylish Design Throughout.

The Property Briefly Consists of; Extensive Entrance Lobby, with Large Living Room, Separate Lounge/Dining Room, Downstairs Toilet/Cloakroom, Stunning and Spacious Open-Plan Kitchen/Diner with Separate Utility Room off the Kitchen.

The First Floor is Equally as Impressive, with Four Double Bedrooms all with Built-in Wardrobes and the Master Bedroom having a Separate En-Suite. The Fifth Bedroom currently used as an Office, would make a Suitable Childs Bedroom or Single Guest Bedroom. The First Floor is Finished with a very Impressive Four Piece Suite Bathroom.

Externally, the Front has a Small Hedge in Front of a Lawned Area, Providing a Private Boundary for the Property. The Rear of the Property has a Westerly Rear Garden and a Detached Double Garage that has been Partially Converted into a Bar/Games Room with Access through French Patio Doors.

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











GROUND FLOOR

Hallway

10'6" x 12'7" (3.22m x 3.84m)

Spacious Entrance Hall with a Stunning Staircase as the Central Focus

Lounge

12'9" x 23'2" (3.89m x 7.07m)

Double Aspect Views, whilst also Creating a Stylish but Contemporary Design

Downstairs Toilet

2'11" x 5'4" (0.91m x 1.65m)

Second Lounge

12'11" x 8'3" (3.94m x 2.53m)

Ideal for Separate Dining Room or Children's Play Room

Utility Room

9'7" x 5'5" (2.93m x 1.66m)

Kitchen / Diner

24'0" x 8'8" (7.32m x 2.66m)

Additional Extended Area - 3.24m x 1.67m, Providing a Vast Bright Airy Feeling with Double Patio Doors to the Rear Garden

FIRST FLOOR

Landing

10'11" x 8'5" (3.33m x 2.58m)

Master Bedroom

13'0" x 13'11" (3.97m x 4.26m)

Built-in Wardrobes

En-Suite

5'8" x 8'11" (1.74m x 2.74m)

Bedroom 2

12'11" x 12'1" (3.94m x 3.69m)

Built-in Wardrobes

Bedroom 3

13'0" x 10'10" (3.98m x 3.32m)

Built-in Wardrobes

Bedroom 4

10'7" x 9'11" (3.25m x 3.03m)

Built-in Wardrobes

Bedroom 5

7'0" x 9'0" (2.15m x 2.75m)

Family Bathroom

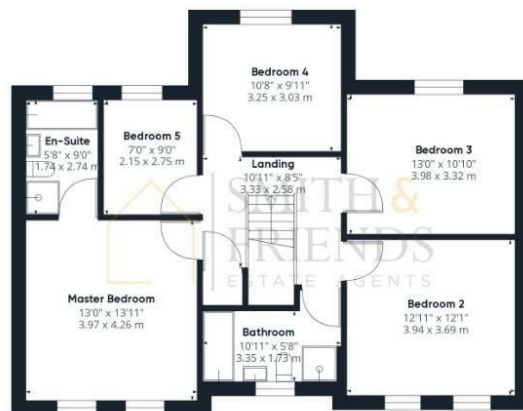
10'11" x 5'8" (3.35m x 1.73m)

Garage/Games Room

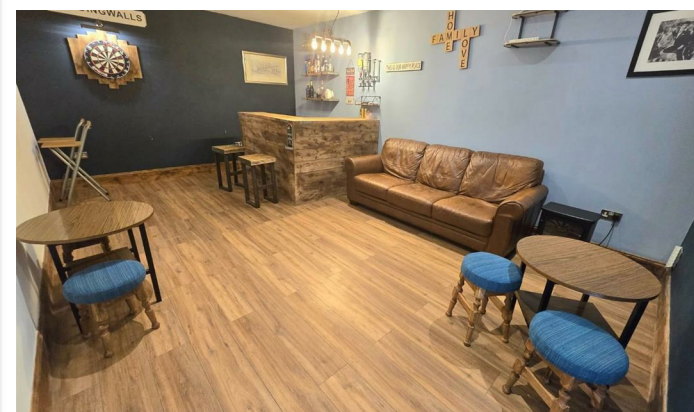
12'2" x 19'2" (3.72m x 5.85m)

Ideal for all Family Occasions, with a Fully Equipped Bar.





Approximate total area⁽¹⁾
1985.08 ft²
184.42 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	88
	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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