



Rufford Close, TS17 0UG
3 Bed - Bungalow - Detached
Offers In Excess Of £299,995

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



SMITH &
FRIENDS
ESTATE AGENTS

Rufford Close Ingleby Barwick TS17 0UG

**** NO CHAIN ****

**** OPPORTUNITY TO EXPAND ON THE PLOT ****

SMITH & FRIENDS are proud to bring to the market this rare individually designed three bedroom detached dormer bungalow located within a small cul- de- sac, occupying a delightful plot with within the Beckfields Area of Ingleby Barwick.

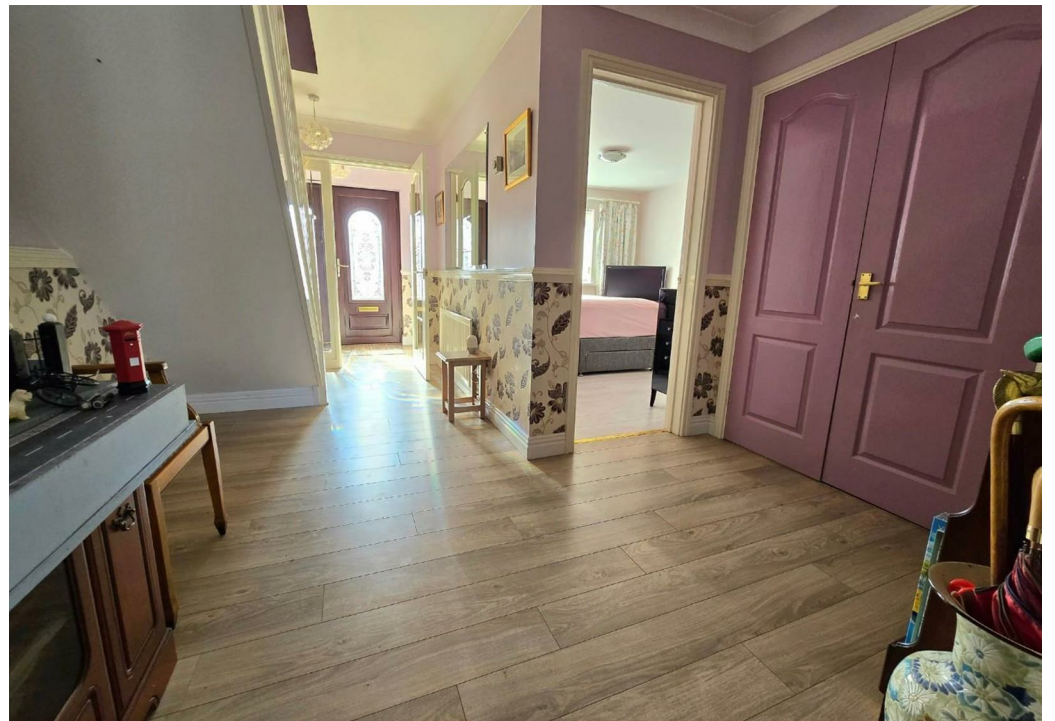
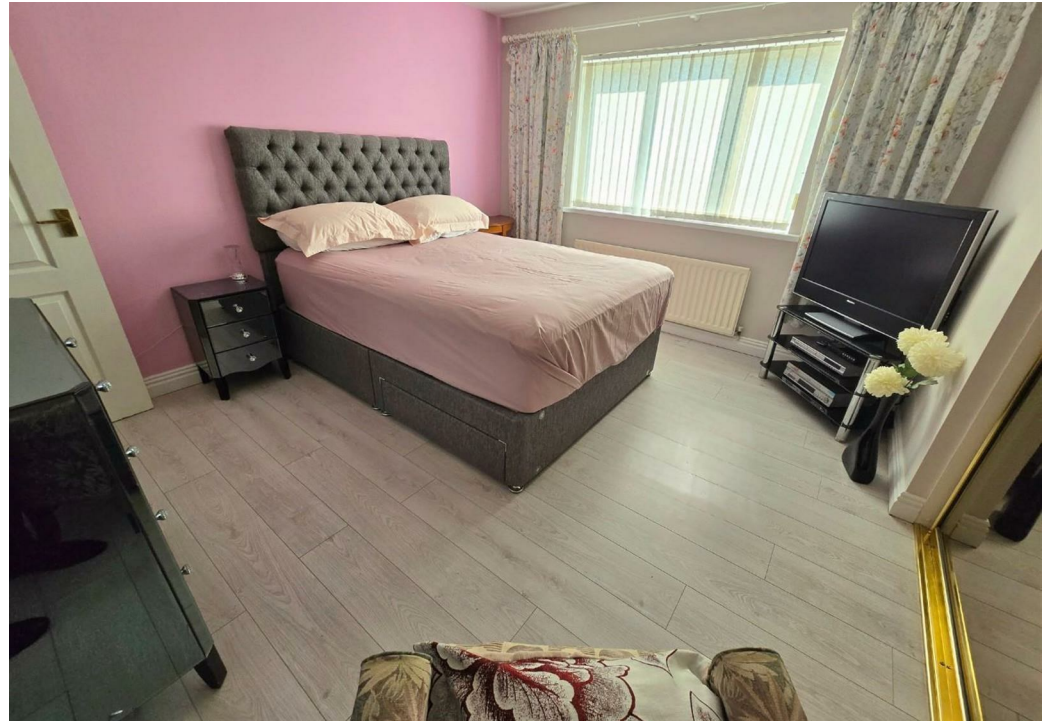
The Property briefly consists of; Entrance Porch, leading into a Spacious Hallway, Lounge with Double Doors leading to the Dining Room, Spacious Kitchen, Separate Utility Room, Master Bedroom with En-Suite Shower Room.

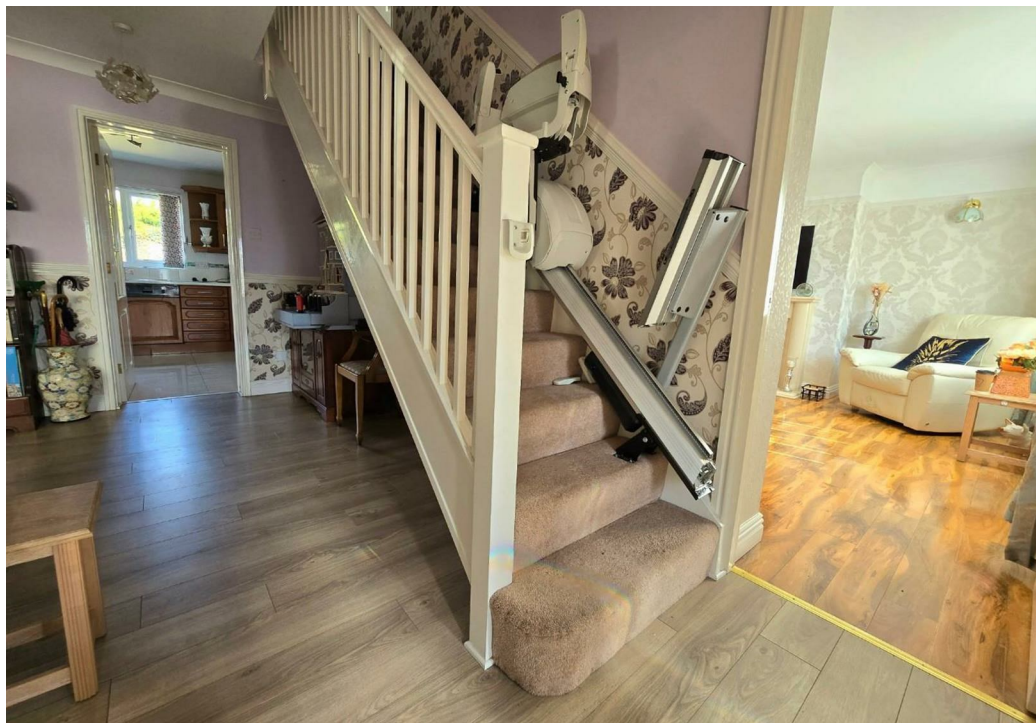
The First Floor Provides a Further Two Double Bedrooms, along with Modern Family Bathroom. The property provides many surprises with access from the landing into further rooms at the rear of the property, currently used as an Office, Storage room and Workshop above the Garage, but with the opportunity for expansion creating dormer rooms at the rear, making the property become Four or Five Bedrooms subject to necessary consents..

Externally, the rear of the property is has a lovely enclosed garden, with lawned and paved areas, providing maximum usage of the whole garden. The front of the property has a well-maintained Lawn with Single Driveway and Garage.

This property is a must to view. For a viewing contact SMITH & FRIENDS Estate Agents - Ingleby Barwick











GROUND FLOOR

Entrance Porch

6'5" x 4'0" (1.98m x 1.22m)

Hallway

6'5" x 15'0" (1.97m x 4.59m)

Lounge

13'8" x 14'9" (4.17m x 4.52m)

Dining Room

13'3" x 9'10" (4.04m x 3.01m)

Kitchen

14'9" x 9'10" (4.50m x 3.01m)

Utility Room

5'5" x 9'10" (1.67m x 3.02m)

Bedroom 1

11'0" x 12'5" (3.36m x 3.81m)

En-Suite

7'0" x 6'5" (2.15m x 1.96m)

FIRST FLOOR

Landing

10'7" x 6'5" (3.24m x 1.97m)

Bedroom 2

12'5" x 12'4" (3.81m x 3.78m)

Bedroom 3

14'6" x 12'5" (4.42m x 3.81m)

Bathroom

8'4" x 6'5" (2.55m x 1.96m)

Office

16'0" x 8'9" (4.88m x 2.69m)

Addition Room

18'1" x 8'10" (5.53m x 2.71m)

Workshop

9'6" x 26'8" (2.92m x 8.15m)







Ground Floor



Floor 1

Approximate total area¹⁾

2143.42 ft²
199.13 m²

Reduced headroom

326.15 ft²
30.3 m²

(1) Excluding balconies and terraces

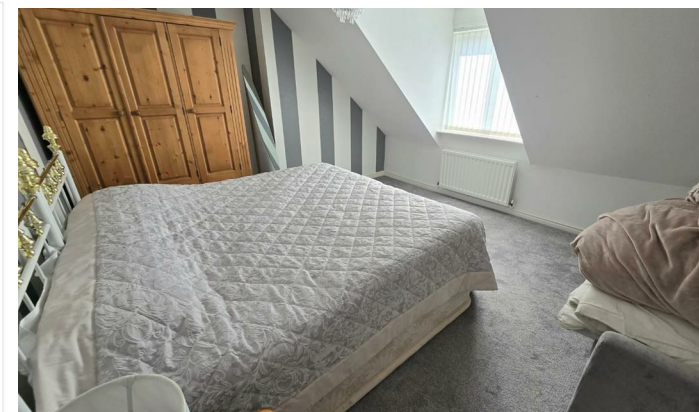
Reduced headroom

Below 5 ft/1.5 m

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.

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	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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