



Carrawburgh Road, Ingleby Barwick, TS17 5FF
4 Bed - House - Detached
£267,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Carrawburgh Road, TS17 5FF

*** NO CHAIN SALE ***
*** SOUTH FACING REAR GARDEN ***

NEW TO THE MARKET, this superb upgraded four bedroom detached house in an attractive cul-de-sac position in the popular Rings area of Ingleby Barwick. Built by Persimmon Homes to the 'Roseberry' design the property is presented in immaculate decorative order throughout with the benefit of many excellent improvements including upgraded kitchen, with Herringbone flooring running throughout the ground floor.

The property briefly comprises of: Entrance Hall with Stairs to the First Floor, Spacious Lounge with Double Doors leading to an Open-Plan Kitchen/Dining Room with Integrated Appliances and French Doors leading to the Rear Garden, Separate Utility Room, Cloakroom/WC, The First Floor consists of; Generous Sized Landing, Four Double Bedrooms - Master with Half Tiled En-Suite Shower Room/WC and Half Tiled Family Bathroom/WC. The property offers excellent family sized accommodation with the benefit of gas central heating and UPVC double glazing.

Externally, Open Plan Front Garden Laid to Lawn with Double Width Tarmac Drive providing off street parking and leading to an Integral Garage. South Facing Rear Garden enclosed by Timber Fencing laid to lawn with Large Paved Patio Area.

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

GROUND FLOOR

Entrance Hallway
4'8" x 4'9"

Living Room
15'8" x 11'2"

Kitchen / Diner
10'4" x 18'5"

Utility Room
7'1" x 5'2"

Downstairs WC
2'11" x 5'4"

FIRST FLOOR

Landing
6'6" x 7'0"

Bedroom 1
10'4" x 11'2"

En-Suite
6'2" x 6'10"

Bedroom 2
12'4" x 9'4"

Bedroom 3
9'7" x 9'4"

Bedroom 4
9'7" x 7'4"

Family Bathroom
6'4" x 7'0"

SINGLE GARAGE
15'10" x 9'0"

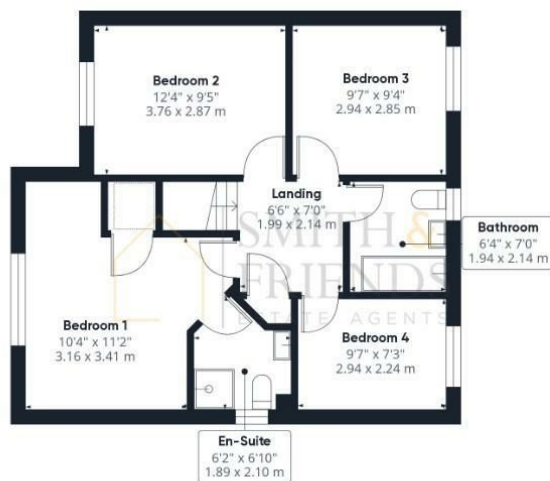








Ground Floor



Floor 1

Approximate total area⁽¹⁾

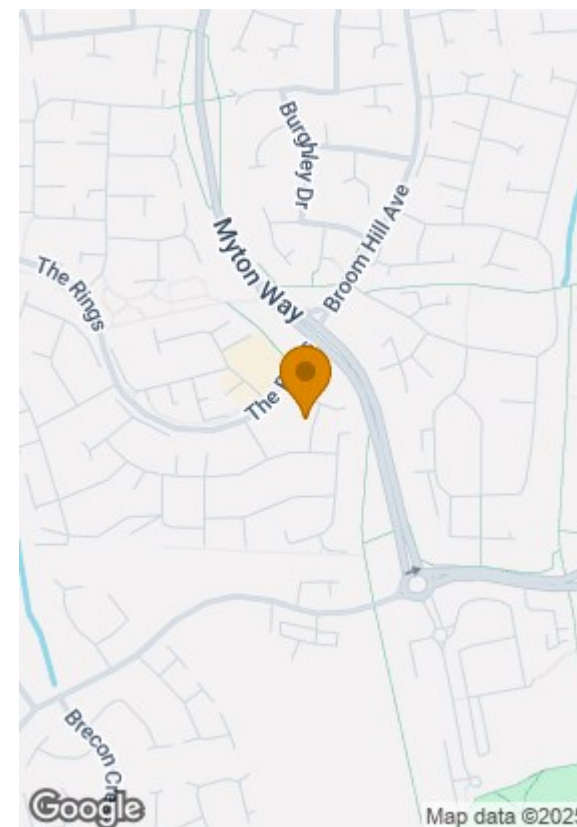
1180.14 ft²
109.64 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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

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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