



**Church Field Way, TS17 5AW**  
**6 Bed - House - Detached**  
**Offers In Excess Of £325,000**

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





# Church Field Way Ingleby Barwick TS17 5AW

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

\*\*\* AMPLE OF OFF STREET PARKING \*\*\*

NEW TO THE MARKET with Smith & Friends Estate Agents, this lovely six bedroom detached family home, situated within a quiet cul-de-sac on the popular Broomhill Area of Ingleby Barwick.

The property has been designed to allow six bedrooms and two reception rooms or five bedrooms and three reception rooms, allowing any new owner the flexibility for family space.

The property briefly comprises of; Entrance Hall, Downstairs WC, Open Plan 28ft Kitchen/Diner, Downstairs Bedroom, Separate Reception Room, Spacious Living Room with additional Storage Cupboard and French Doors to the rear garden.

The First Floor consists of; Spacious Landing, with Five Double Bedrooms. Master Bedroom has built-in wardrobes and Ensuite Shower Room. Off the Landing is a Good Sized Four Piece Family Bathroom.

Externally, the property has an extended driveway to the front, with side gated access to the rear enclosed garden, with a patio area and artificial grass/decking area, making this property a brilliant low maintenance garden for a family to entertain within on the summer days.

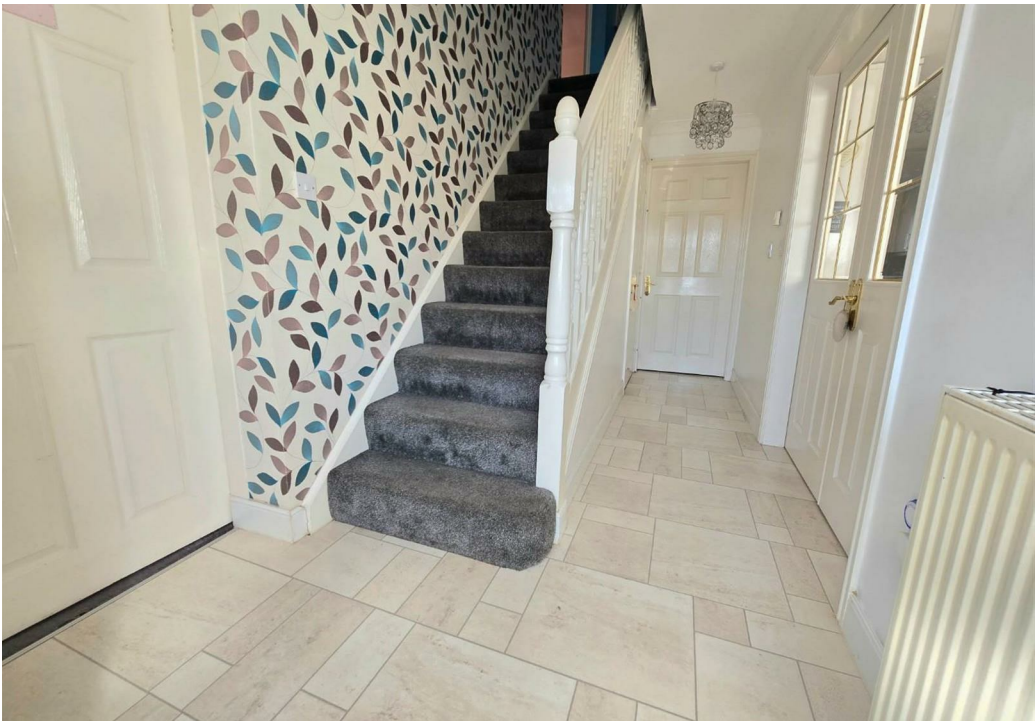
For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



















## GROUND FLOOR

### Entrance Hall

17'1" x 5'11" (5.23m x 1.81m)

### Downstairs WC

5'2" x 3'3" (1.60m x 1.00m)

### Kitchen / Diner

29'9" x 8'8" (9.09m x 2.66m)

### Bedroom 6 / Third Reception Room

15'10" x 7'11" (4.83m x 2.42m)

### Second Reception Room

8'8" x 14'8" (2.65m x 4.48m)

### Living Room

13'4" x 18'9" (4.07m x 5.72m)

### Storage Room

3'5" x 7'2" (1.05m x 2.19m)

## FIRST FLOOR

### Landing

18'1" x 6'0" (5.53m x 1.84m)

### Bedroom 1

11'8" x 11'8" (3.56m x 3.58m)

### En-Suite Shower Room

7'7" x 6'8" (2.33m x 2.05m)

### Bedroom 2

12'0" x 8'8" (3.66m x 2.65m)

### Bedroom 3

13'2" x 9'1" (4.03m x 2.79m)

### Bedroom 4

10'11" x 9'2" (3.33m x 2.81m)

### Bedroom 5

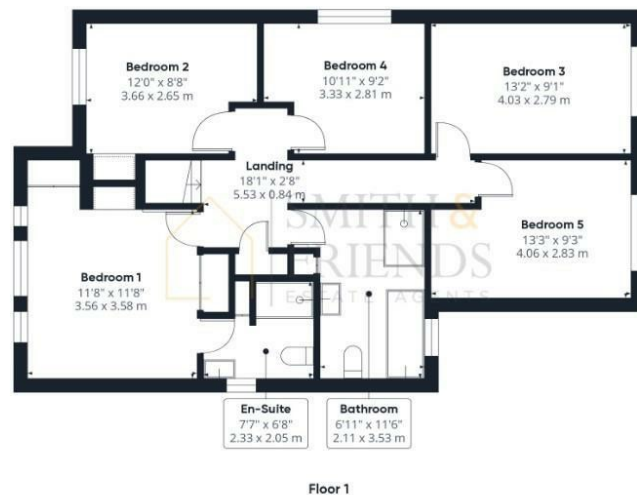
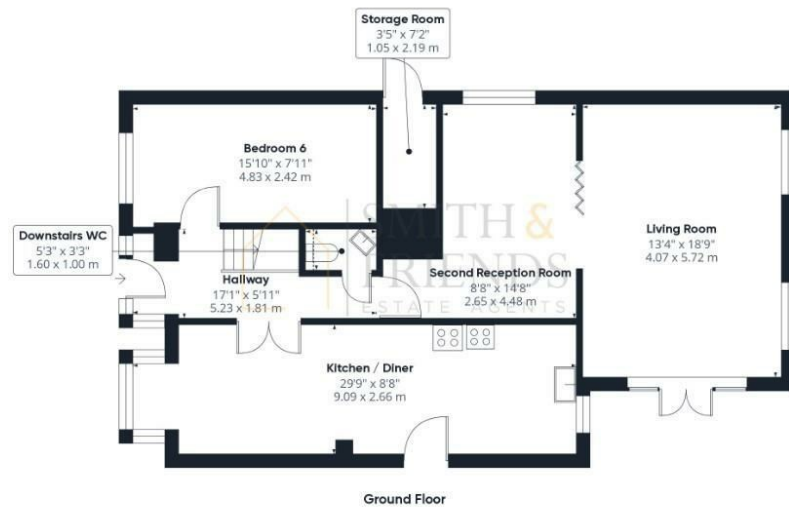
13'3" x 9'3" (4.06m x 2.83m)











**Approximate total area<sup>(1)</sup>**  
 1730.1 ft<sup>2</sup>  
 160.73 m<sup>2</sup>

**Reduced headroom**  
 2.66 ft<sup>2</sup>  
 0.25 m<sup>2</sup>

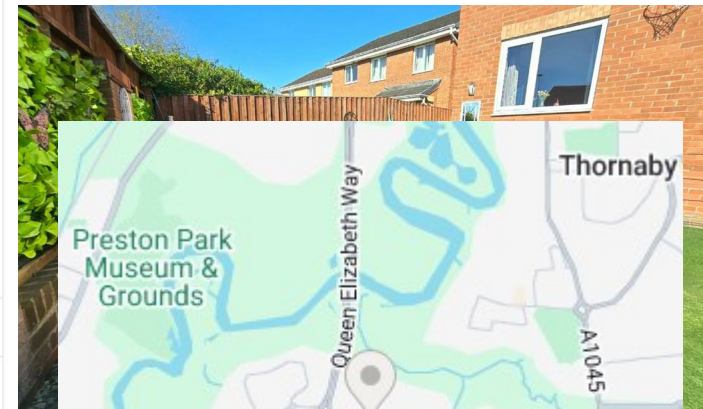
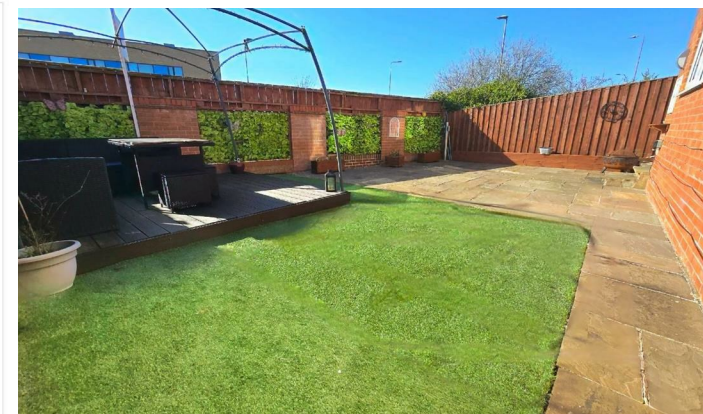
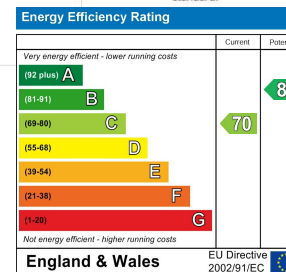
(1) Excluding balconies and terraces

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.



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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