



**Pomeroy Drive, TS17 5JN**  
**5 Bed - House - Detached**  
**O.I.R.O £440,000**

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





# Pomeroy Drive Ingleby Barwick TS17 5JN

\*\*\* IDEAL FAMILY HOME \*\*\*

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

NEW 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 Double Doors into a Double Aspect View Living Room, Separate Lounge/Dining Room, Downstairs WC/Cloakroom, Modern and Spacious Open-Plan Kitchen/Diner, with French Doors to the Rear Garden and a Separate Utility Room off the Kitchen. The First Floor is Equally as Impressive, with Four Double Bedrooms, Three of the Bedrooms have Built-in Wardrobes and the Master Bedroom has a Separate En-Suite. The Fifth Bedroom currently used as an Office/Gym, 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 Landscaped Garden, looking out to a spacious Communal Public Square. The Rear of the Property has a Westerly Landscaped Rear Garden and a Detached Double Garage and Driveway.

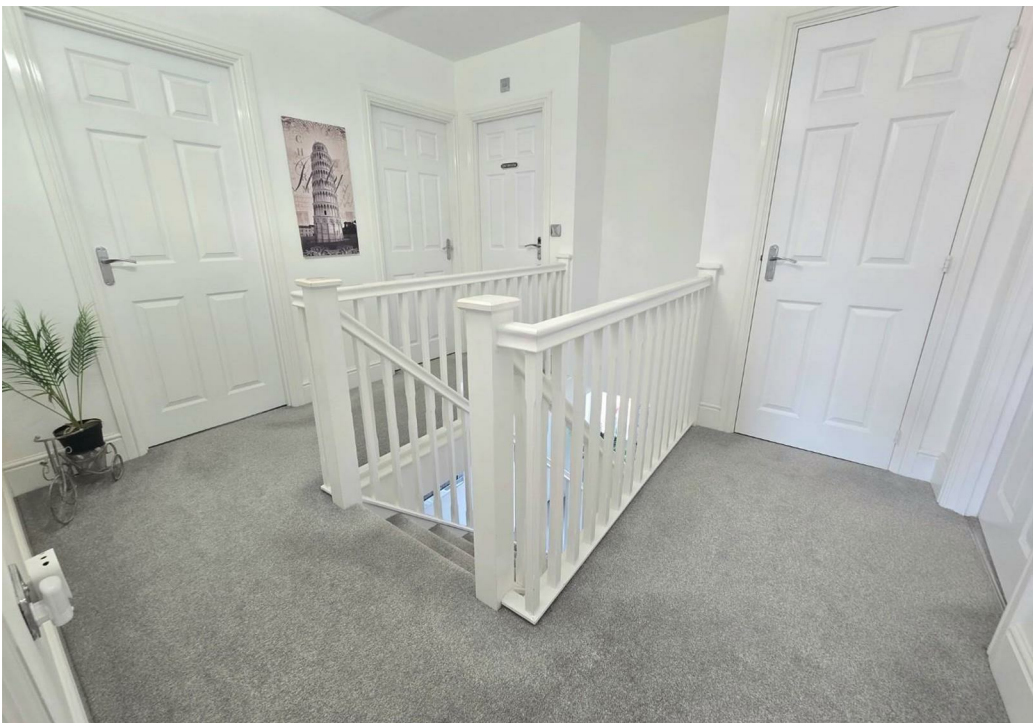
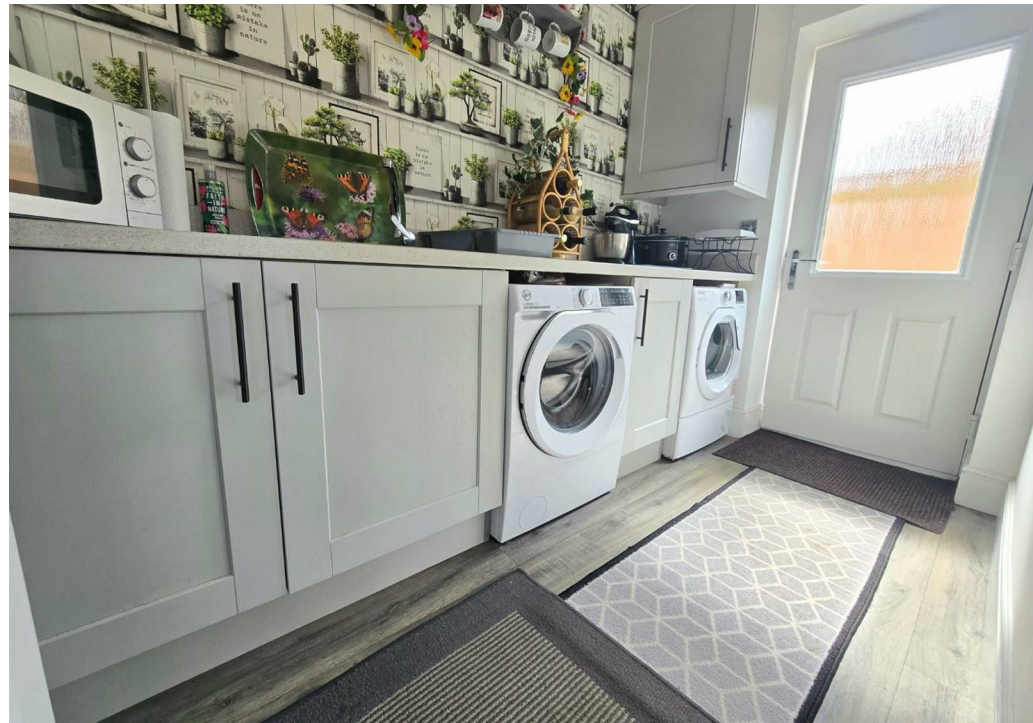
For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick



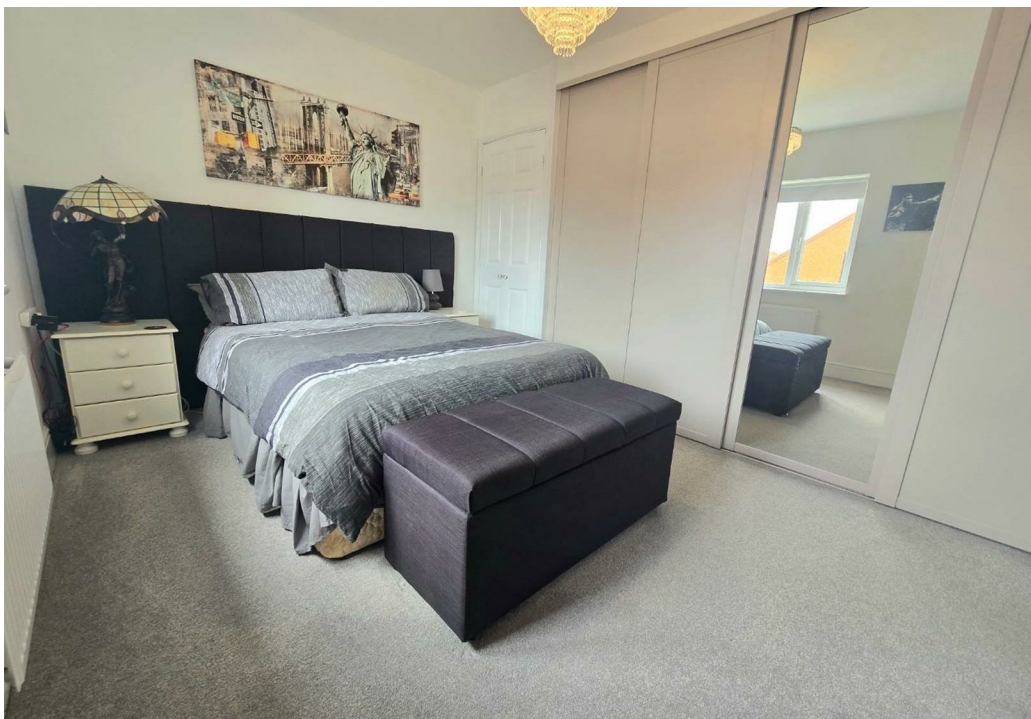
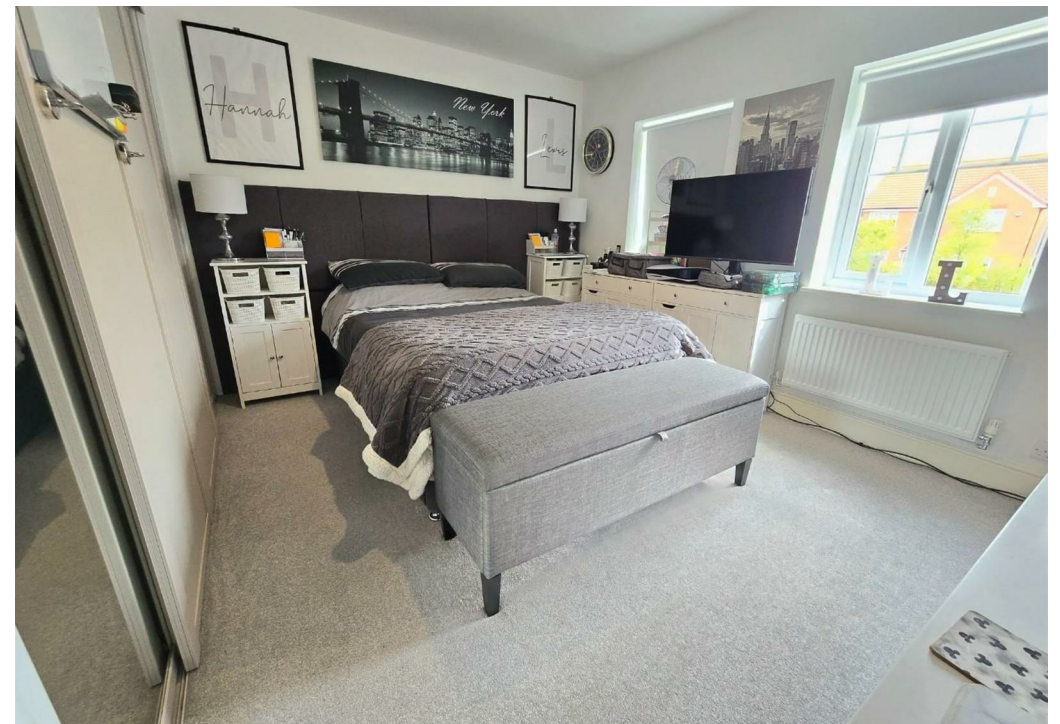
















## GROUND FLOOR

### Entrance Hall

12'7" x 10'7" (3.86m x 3.24m)

Spacious Entrance Hall with a Stunning Staircase as the Central Focus

### Living Room

23'3" x 12'10" (7.09m x 3.93m)

Double Aspect Views, with French Doors to the Rear Garden

### Second Reception Room

8'4" x 12'10" (2.55m x 3.92)

Ideal for Separate Dining Room or Children's Play Room

### Downstairs WC

5'6" x 2'11" (1.69m x 0.91m)

### Open-Plan Kitchen/Diner

24'0" x 10'7" (7.32m x 3.25m)

Additional Extended Area - 3.24m x 1.67m, with French Doors to the Rear Garden

Integrated Dishwasher, Electric Oven & Gas Hob

### Utility Room

5'6" x 9'8" (1.69m x 2.96m)

## FIRST FLOOR

### Landing

8'5" x 10'9" (2.58m x 3.30m)

### Bedroom 1

13'11" x 11'1" (4.26m x 3.38m)

Built-in Wardrobes

### En-Suite

9'0" x 5'7" (2.76m x 1.71m)

Lowered Shower Tray

### Bedroom 2

10'0" x 12'9" (3.05m x 3.89m)

Built-in Wardrobes

### Bedroom 3

9'1" x 12'10" (2.77m x 3.92m)

Built-in Wardrobes

### Bedroom 4

9'10" x 10'7" (3.00m x 3.24m)

### Bedroom 5

8'11" x 7'1" (2.74m x 2.16m)

### Family Bathroom

5'6" x 10'9" (1.69m x 3.29m)

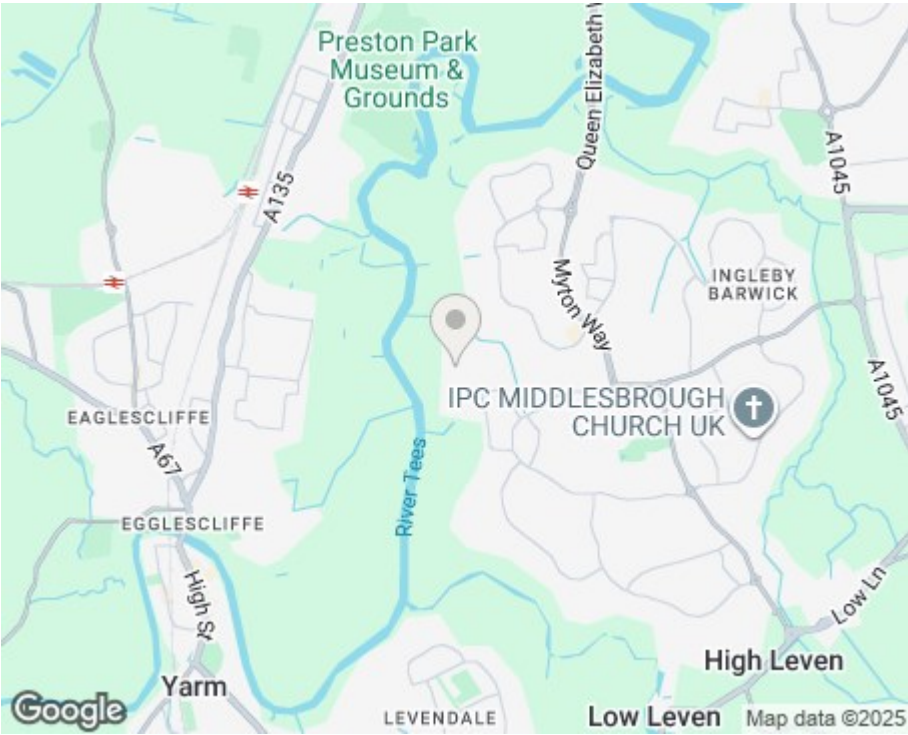
New Walk-In Shower and Additional Storage Cupboard

## DETACHED DOUBLE GARAGE

19'4" x 19'8" (5.90m x 6m)



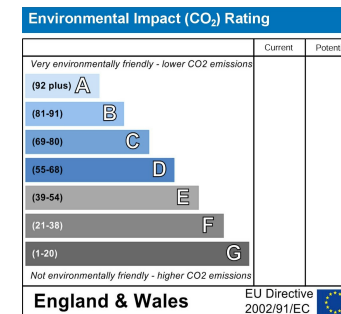
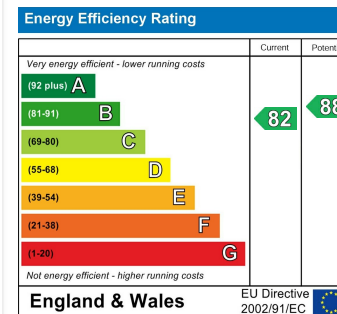








Approximate total area<sup>(1)</sup>  
2115 ft<sup>2</sup>  
196.5 m<sup>2</sup>



(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 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.

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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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