

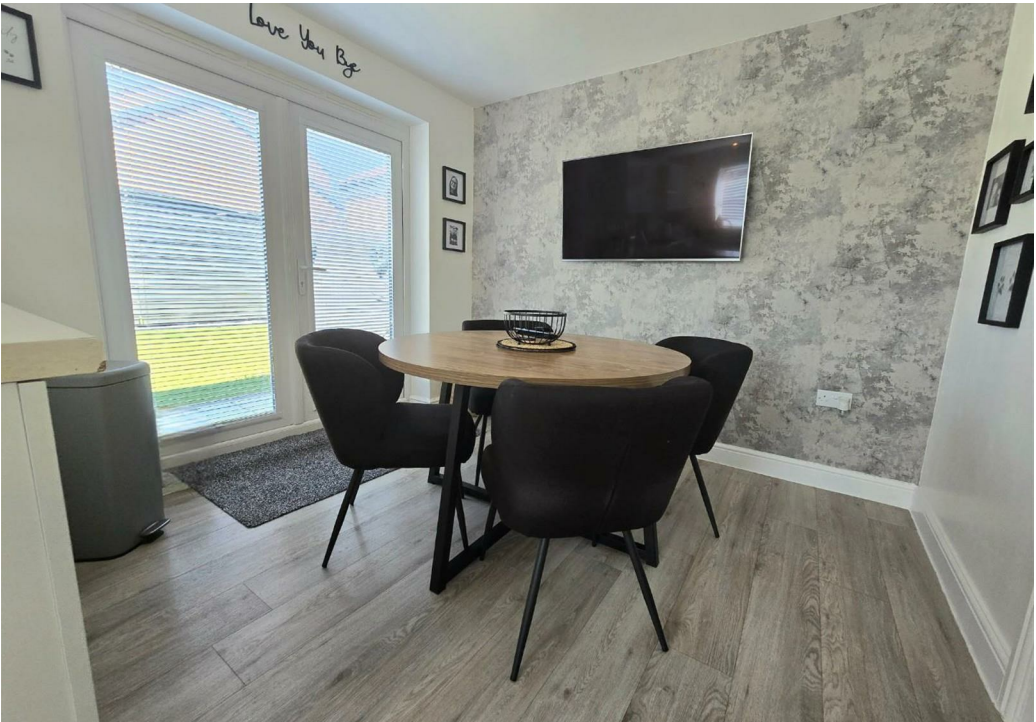


Bancroft Drive, Ingleby Barwick, TS17 5NP
3 Bed - House - Detached
£234,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Bancroft Drive, TS17 5NP

NEW TO THE MARKET, with Smith & Friends Estate Agents, this immaculate modern three bedroom detached family home, positioned on a generous corner plot, built by Persimmon to the popular 'Sherwood' Design, located in the Popular 'Rings Development', Ingleby Barwick. Situated within close proximity of local amenities and schooling, making this a perfect family home.

The property briefly comprises of; Entrance Hall with purpose built understairs storage cupboards, Downstairs WC, Spacious Living Room, Modern Open-Plan Kitchen Diner with French Doors to the Rear Garden, and Separate Utility Room.

The First Floor Consists of; Good Sized Landing with additional Storage Cupboard, Master Bedroom With Built-In Wardrobes and Modern En-Suite Shower Room, Two Further Double Bedrooms and off the Landing you will find a Family Three Piece Bathroom.

Externally, the property has an attractive Front Garden with Side Gated Access to the Rear Landscaped Garden that benefits from a patio area and well maintained lawn. Key feature for this property is the South-Westerly Garden. In addition at the rear of the property you will find a detached single garage and drive.

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

GROUND FLOOR

Entrance Hall
13'1" x 6'10"

Living Room
12'2" x 12'11"

Downstairs WC/Cloakroom
5'4" x 3'1"

Open-Plan Kitchen/Diner
9'4" x 18'2"

FIRST FLOOR

Landing
6'10" x 5'3"

Bedroom 1
10'11" x 11'11"

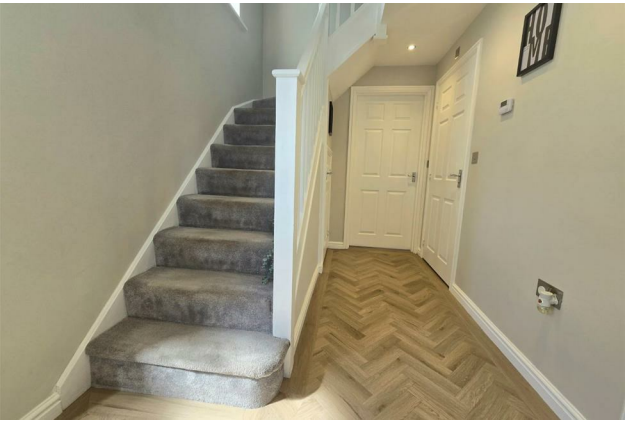
En-Suite
6'0" x 5'10"

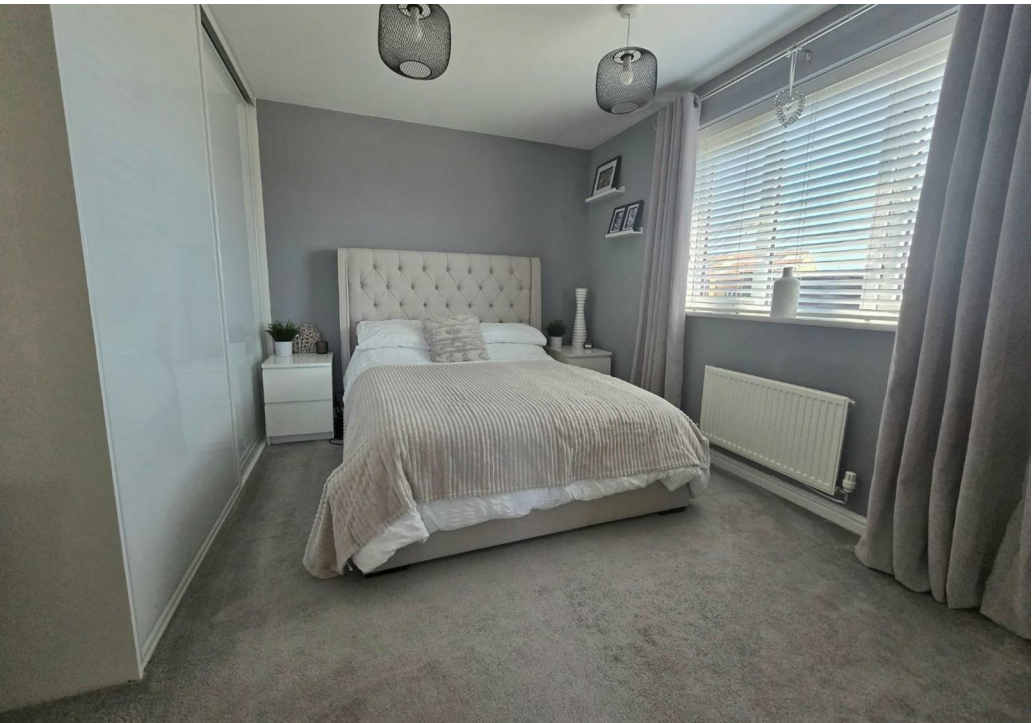
Bedroom 2
9'4" x 9'6"

Bedroom 3
9'5" x 8'3"

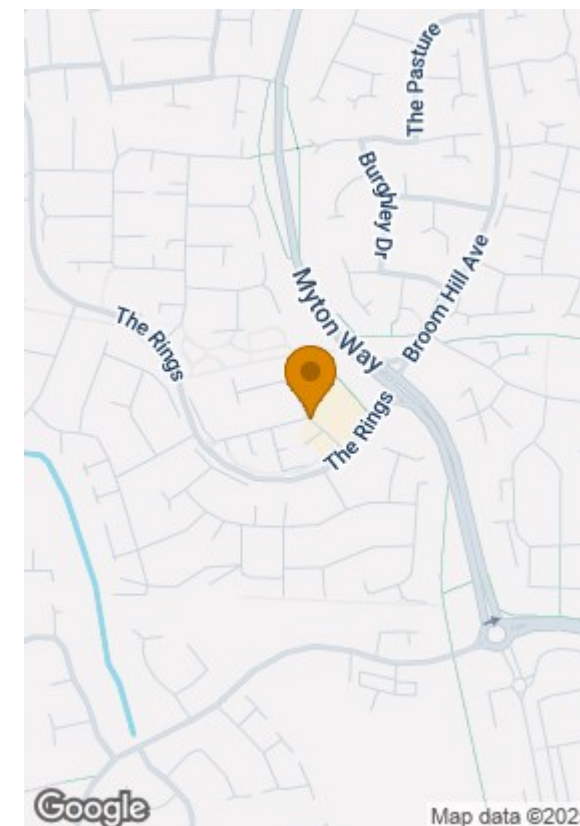
Family Bathroom
6'10" x 5'7"

SINGLE DETACHED GARAGE
8'11" x 17'8"









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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