



Talybont Grove, TS17 5EH
4 Bed - House - Detached
£314,995

EPC Rating:
Tenure: Freehold
Council Tax Band: D



Talybont Grove

Ingleby Barwick TS17 5EH

*** SITUATED WITHIN A LOVELY CUL-DE-SAC ***

*** CORNER PLOT POSITION ***

NEW TO THE MARKET, with Smith & Friends this attractive, spacious four bedroomed detached family home position on a good sized corner plot in a lovely cul-de-sac, Located in the popular area of Roundhill, Ingleby Barwick.

The property has had significant improvements throughout, with Oak internal doors and Oak skirting boards throughout majority of the property.

The property briefly comprises of: Entrance Hall, Downstairs WC, Good Size Living Room, Separate Utility Room, Kitchen/Diner leading into a separate Dining Room with an amazing Sunroom Extension.

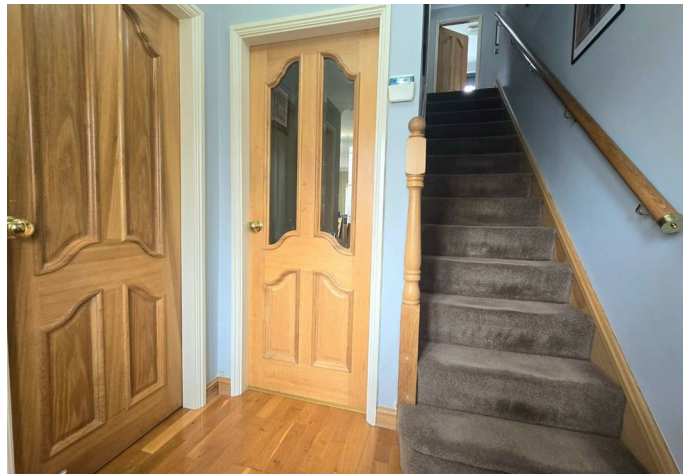
The First Floor provides a Spacious Landing with Four Double Bedrooms (Master having a recently fitted En-Suite Shower Room in 2021) and a Family Bathroom with Oak Bath Panel.

Externally, the property has had recent improves to the front and rear in 2019, with a block paved driveway and artificial grass to the front, while the rear benefits from an artificial lawn, two patio areas, including a beautiful Summer House with electric and Storage Shed.

The property has an extension to the garage to create a workshop, still allowing access to the garage to park a vehicle including a Roller Garage Door.

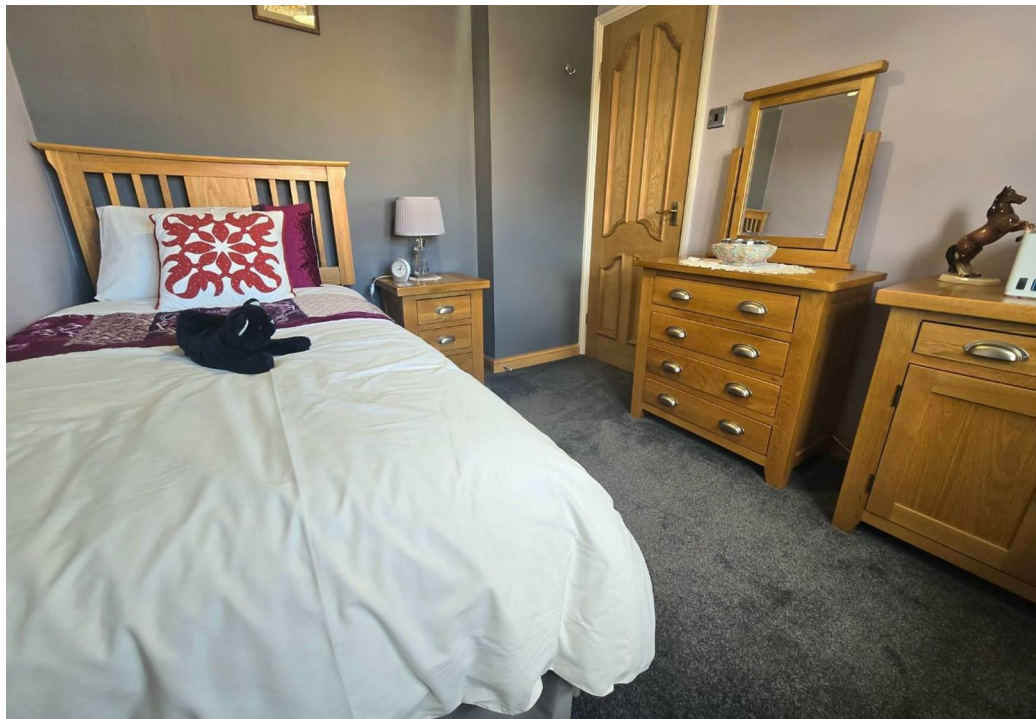
New UPVC Windows & Doors fitted throughout in 2021 and New Main Roof Ridge Tiles Fitted in 2022.

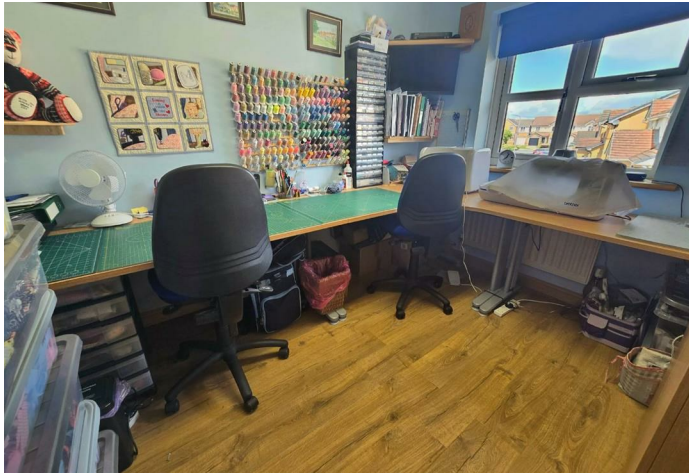
For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.











GROUND FLOOR

Entrance Hall

6'3" x 4'8" (1.93m x 1.44m)

Downstairs WC

4'11" x 4'9" (1.50m x 1.47m)

Living Room

11'7" x 16'0" (3.54m x 4.89m)

Kitchen / Diner

11'7" x 13'9" (3.54m x 4.21m)
Kitchen Hallway (0.90m x 1.88m)

Utility Room

5'1" x 5'10" (1.57m x 1.80m)

Dining Room

11'7" x 8'5" (3.54m x 2.59m)

Sunroom

11'7" x 11'8" (3.54m x 3.57m)

FIRST FLOOR

Landing

6'3" x 5'6" (1.93m x 1.70m)

Bedroom 1

11'9" x 12'10" (3.59m x 3.93m)

En-Suite

4'10" x 4'7" (1.48m x 1.40m)

Bedroom 2

8'6" x 15'1" (2.61m x 4.60m)

Bedroom 3

8'5" x 9'11" (2.57m x 3.03m)

Bedroom 4

8'5" x 9'11" (2.57m x 3.03m)

Family Bathroom

6'4" x 6'2" (1.94m x 1.89m)

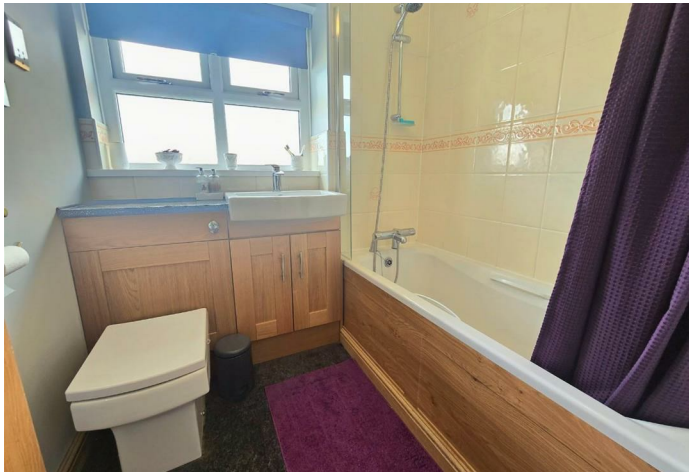
SINGLE GARAGE

8'3" x 24'6" (2.53m x 7.47m)

Approx Additional Extension - 2.53m x 2.49m

Summer House

9'2" x 12'6" (2.80m x 3.82m)







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1572 ft²
146 m²

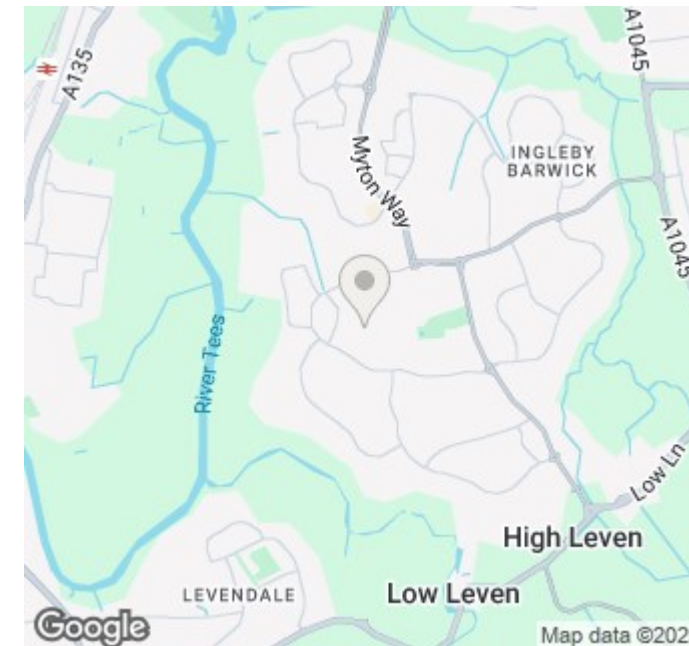
Balconies and terraces

105 ft²
9.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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