



Ramsey Gardens, TS17 5HN
6 Bed - House - Detached
£675,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Ramsey Gardens Ingleby Barwick TS17 5HN

*** SOUTH FACING GARDEN ***
*** SELF-BUILD FAMILY HOME ***

NEW TO THE MARKET with Smith & Friends Estate Agents, this stunning Executive self-build family home, positioned on the edge of Round Hill, Ingleby Barwick.

The property briefly comprises of; an Impressive Entrance Hall with Central Staircase and Oak Doors leading to a Double Aspect Views within the Living Room and a Separate Home Cinema Room/Second Reception Room. To the Rear of the Property you will find an Impressive 47ft Kitchen/Diner/Entertainment space with French Doors to the Rear Garden Terrace Area, Spacious Pantry Room, Separate Utility Room, Downstairs WC, and Internal Access to the Double Garage with one side currently converted and used as a Home GYM.

The First Floor starts with a Beautiful 'Galleried' Landing looking into the Entrance Hallway, an Amazing 'Master' Bedroom with Juliet Balcony, Good Sized Walk-In Wardrobe, Separate Dressing Area, and En-Suite Shower Room.

Off the Landing you will find Bedroom 2 with Fitted Wardrobes, En-Suite Shower Room, Bedroom 3 with Fitted Wardrobes, Bedroom 4 with Fitted Wardrobes and an Adjoining door to Bedroom 5 which has an En-Suite Shower Room, Bedroom 6 (Currently used as an Office) and an Incredible Family Bathroom with Bath, Separate Shower, and a Featured Two Integrated Sinks and a Continuous Countertop with Mood Lighting.

Externally, the Property enjoys its own Enclosed Southerly Garden at the Rear with a Terraced Area, Front of the Property has a well Maintained Lawn Area and a Large Gravelled Drive providing Ample of Parking, Including a Double Garage with Electric Roller Doors.

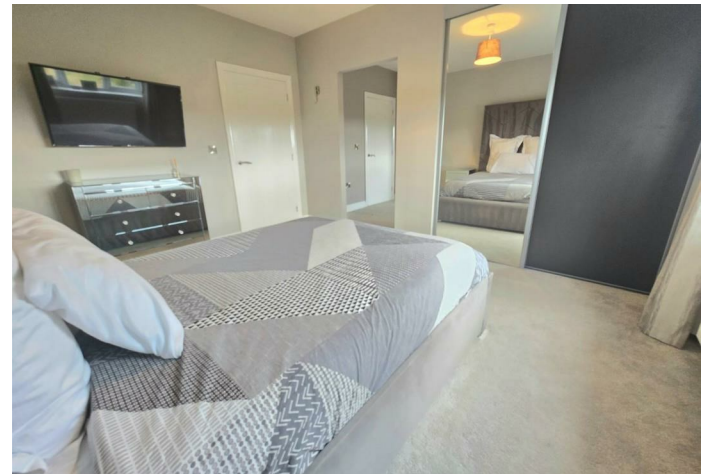
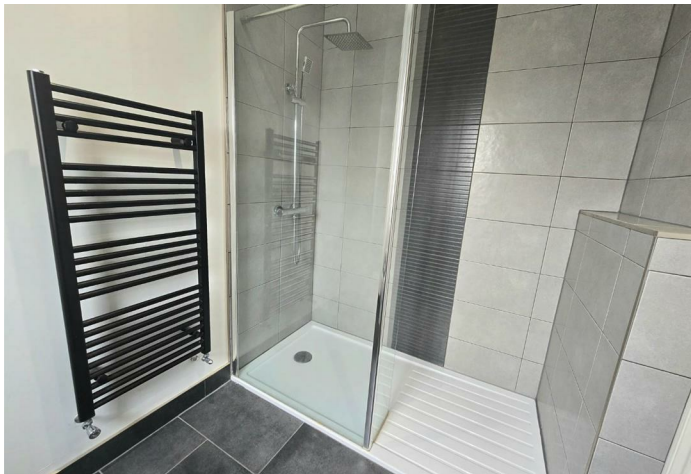
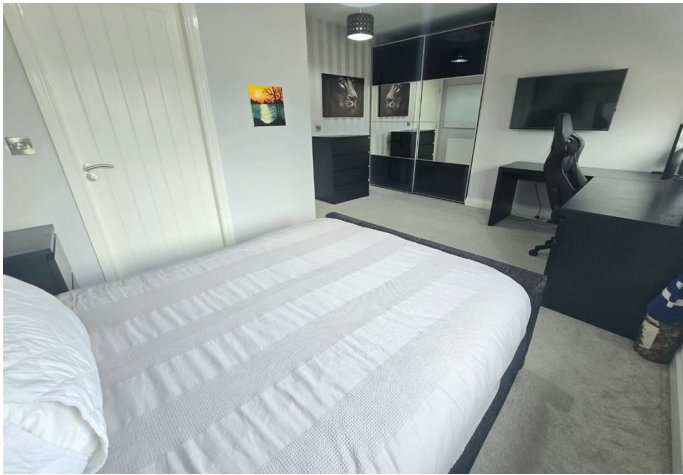
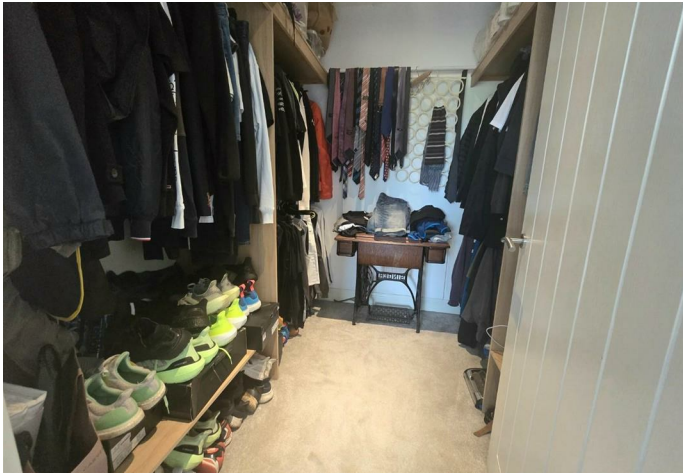
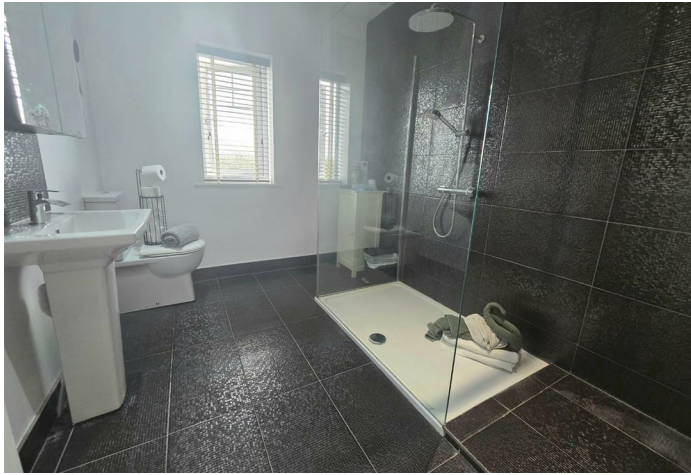
N.B. This property has been built on land that is part of a 17 Property Development, Image of Plans is included within the sales brochure.

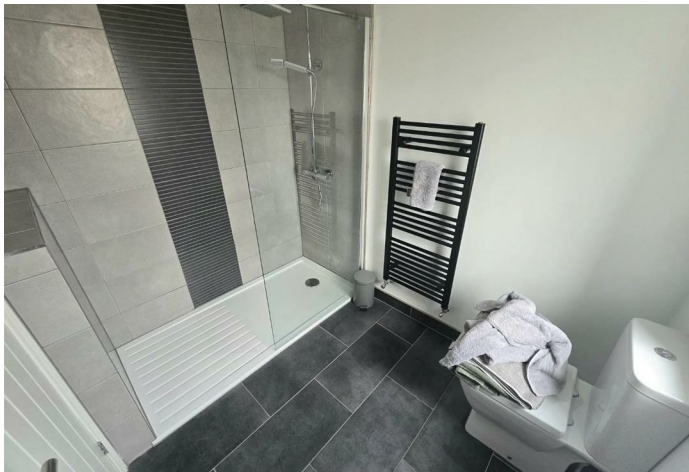
For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.











GROUND FLOOR

Entrance Hallway

8'11" m x 23'10" (2.73 m x 7.28m)

Living Room

12'7" x 16'3" (3.85m x 4.97m)

Cinema Room

10'11" x 15'6" (3.33m x 4.74m)

Kitchen / Living Area

47'8" x 18'6" (14.55m x 5.65m)

Pantry - 2.15m x 1.48m

Utility Room

5'9" x 8'9" (1.77m x 2.69m)

Downstair WC

5'10" x 4'0" (1.78m x 1.24m)

FIRST FLOOR

Landing

29'4" x 3'11" (8.95m x 1.20m)

Bedroom 1

15'8" x 18'6" (4.79m x 5.66m)

Walk-In Wardrobe

7'9" x 7'6" (2.37m x 2.30m)

Dressing Area

7'7" x 8'9" (2.33m x 2.68m)

En-Suite Shower Room

7'10" x 9'5" (2.41m x 2.88m)

Bedroom 2

16'4" x 13'6" (4.99m x 4.13m)

En-Suite Shower Room

7'10" x 5'8" (2.41m x 1.75m)

Bedroom 3

12'5" x 16'5" (3.80m x 5.02m)

Bedroom 4

10'9" x 13'4" (3.30m x 4.07m)

Bedroom 5

13'11" x 10'2" (4.26m x 3.11m)

En-Suite Shower Room

7'10" x 5'8" (2.41m x 1.75m)

Office / Bedroom 6

7'9" x 10'8" (2.38m x 3.26m)

Family Bathroom

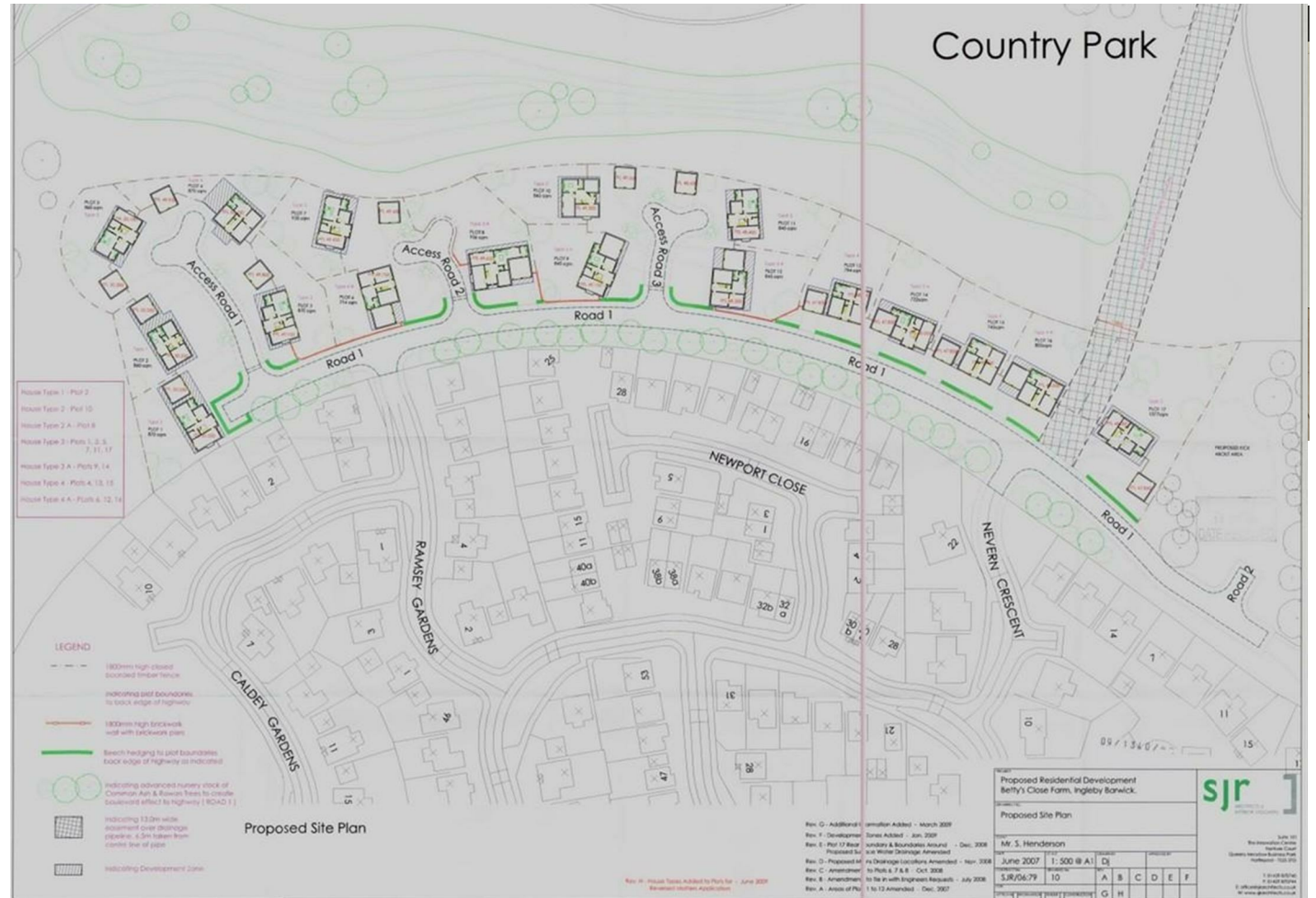
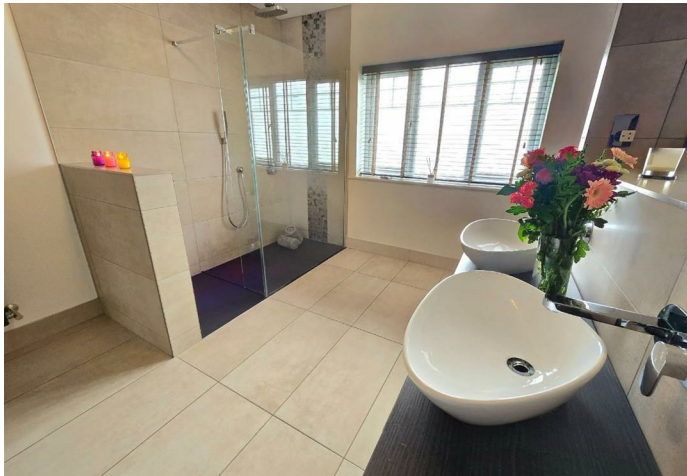
10'3" x 13'3" (3.13m x 4.05m)

GYM

10'2" x 13'8" (3.10m x 4.19m)

GARAGE

8'11" x 17'11" (2.73m x 5.47m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3506 ft²
325.8 m²

Balconies and terraces

389 ft²
36.1 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		94
(81-91) B	83	
(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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