



Nevern Crescent, TS17 5EX
6 Bed - House - Detached
£339,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Nevern Crescent Ingleby Barwick TS17 5EX

*** NO CHAIN SALE ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely six bedroom family home, situated within the popular area of Roundhill, Ingleby Barwick, this large family home positioned within walking distance of well-regarded schools and local amenities.

The property briefly comprises; Entrance Hallway, with Downstairs WC, off the Hallway you have a good sized Living Room with a Featured Media Wall, Bay Window with Plantation Shutter Blinds, and Double Doors leading into a Separate Sitting Room, with French Doors to the Rear Garden. In addition the property has a Recently refurbished Open-Plan Kitchen/Diner with French Doors to the garden.

The First Floor provides a Landing with 'Master' Bedroom with Built-In Wardrobes, and an En-Suite Shower Room, in addition this floor has three further Bedrooms and a Family Bathroom.

The Second Floor has a Landing, with Two Further Double Bedrooms with Additional Storage within the eaves and a Three Piece Family Bathroom.

Externally, the property has a Double width driveway, a well maintained lawn and Single Integral Garage, whilst the rear of the property has a recently undergone a beautiful landscaped garden benefitting from a pergola area and stunning porcelain tiled patio area.

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











GROUND FLOOR

Entrance Hallway

2'10" x 14'4" (0.87m x 4.38m)

Living Room

10'7" x 16'11" (3.24m x 5.18m)

Sitting Room

9'2" x 8'7" (2.81m x 2.62m)

Kitchen / Diner

14'3" x 11'7" (4.35m x 3.54m)

Downstairs WC

3'0" x 6'0" (0.93m x 1.84m)

FIRST FLOOR

Landing

13'8" x 3'0" (4.19m x 0.93m)

Bedroom 1

10'10" x 10'10" (3.31m x 3.31m)

En-Suite

6'5" x 3'10" (1.96m x 1.19m)

Bedroom 2

8'5" x 13'1" (2.58m x 4.01m)

Bedroom 5

9'0" x 10'0" (2.76m x 3.06m)

Bedroom 6

9'9" x 6'9" (2.98m x 2.08m)

Bathroom

6'10" x 6'0" (2.09m x 1.85m)

SECOND FLOOR

Landing

5'4" x 3'1" (1.63m x 0.94m)

Bedroom 3

10'7" x 12'7" (3.24m x 3.84m)

Bedroom 4

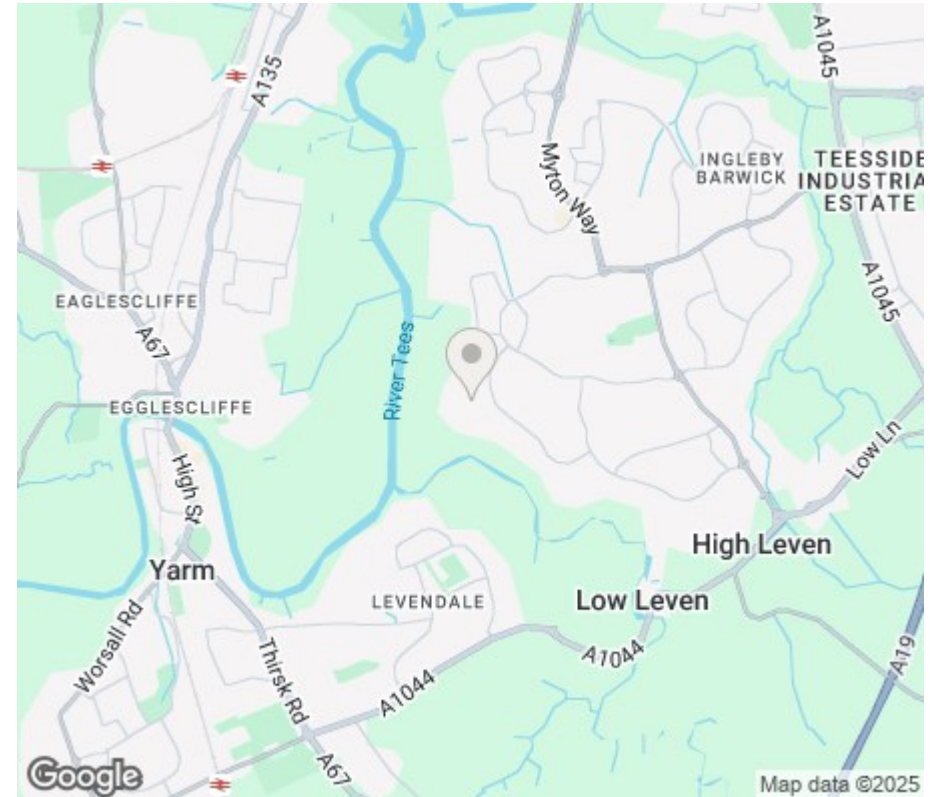
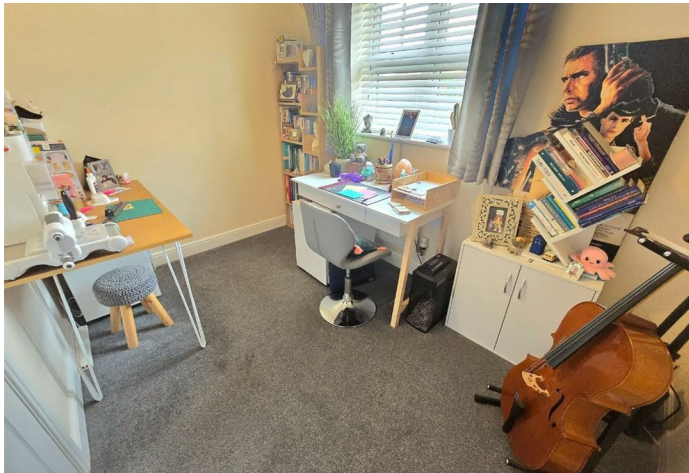
9'0" x 12'6" (2.76m x 3.83m)

Bathroom

7'10" x 5'7" (2.39m x 1.72m)

SINGLE INTEGRAL GARAGE

8'2" x 16'7" (2.51m x 5.07m)







Ground Floor



Floor 1



Floor 2

Approximate total area^m

1532 ft²

142.4 m²

Reduced headroom

54 ft²

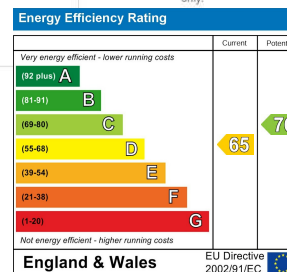
5 m²

(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.



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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