



Greys Court, Ingleby Barwick, TS17 0NB
4 Bed - House - Detached
Open To Offers £300,000

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



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This outstanding detached home, located in a sought-after cul-de-sac, offers a unique charm that sets it apart from the rest. Immaculately presented both inside and out, the property has been tastefully updated and meticulously maintained by the current owners, making it an ideal choice for buyers seeking a move-in ready home.

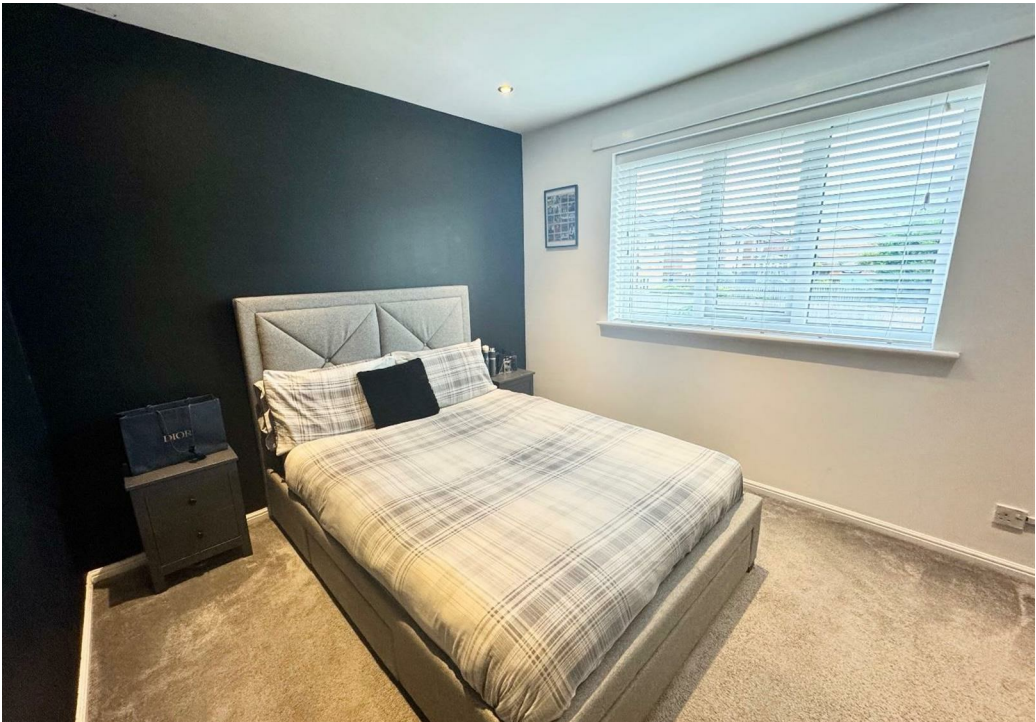
The accommodation is thoughtfully arranged over two floors and is perfectly suited to modern family living. On the ground floor, you'll find a bright and spacious open-plan kitchen/diner—ideal for entertaining—as well as a generously sized lounge featuring a cosy log burner and French doors that lead out to the rear garden. Uniquely, the ground floor also benefits from a well-appointed bedroom with its own walk-in shower en-suite, offering flexibility for guests, multi-generational living, or a private home office.

Upstairs, the home continues to impress with a beautifully designed master bedroom complete with an en-suite shower room. There are two further bedrooms on this level, along with a stylish and contemporary family bathroom.

Externally, the property boasts a detached garden room—perfect as a man cave, home office, gym, or creative studio—offering a versatile space to suit your lifestyle. The front of the property features a private driveway with parking for up to three vehicles.

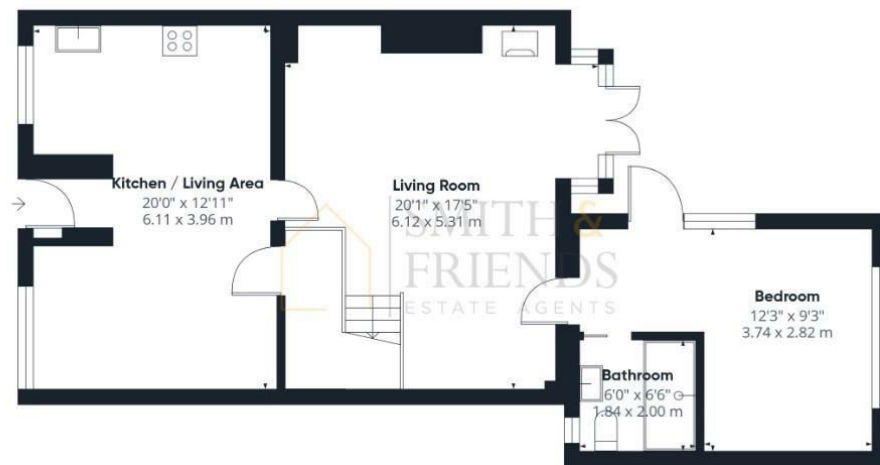
This property truly has it all—space, style, and functionality in a desirable location. Early viewing is highly recommended; you won't be disappointed.







- Beautifully Presented Throughout
- Ground Floor Bedroom/Ensuite Wet Room
- Generous Driveway
- Well Maintained
- Detached Garden Room
- Excellent Location
- Open Plan Kitchen/Diner



Ground Floor



Floor 1

Approximate total area⁽¹⁾

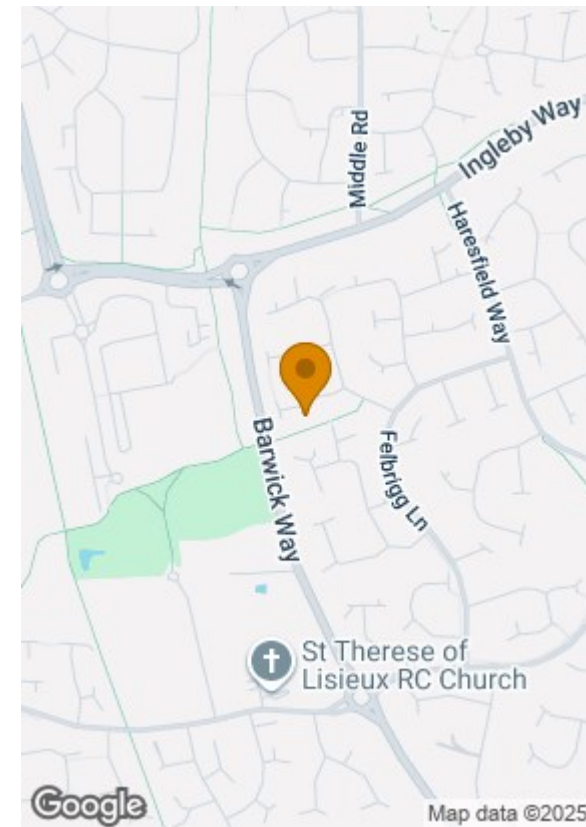
1206 ft²

112.1 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	77
(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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