



**Thornwood Avenue, TS17 0RS**  
**4 Bed - Bungalow - Detached**  
**£424,995**

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





# Thornwood Avenue Ingleby Barwick TS17 0RS

\*\*\* LARGE FOUR BEDROOM DETACHED BUNGALOW \*\*\*

\*\*\* POSITIONED ON A SIZEABLE 0.36 ACRE PLOT \*\*\*

\*\*\* AMPLE OF OFF-STREET PARKING \*\*\*

Positioned within the quiet area of Lowfield's, Ingleby Barwick, this beautiful four bedroom detached bungalow is a must to view. With ample grounds for off-street parking to the front of the property, access to a huge rear garden with views to the Bassleton Beck and Forestry, giving this property the perfect privacy for a family.

The property briefly comprises of; Entrance Hallway providing access to all rooms, with a Spacious Double Aspect Living Room, Double Doors to the Conservatory at the rear, showcasing the spectacular views of the Garden. Off the Hallway, is a Master Bedroom to the front with En-Suite Shower Room, in addition a further three more Double Bedrooms a Fabulous Four Piece Family Bathroom and at the rear of the property you will find a Traditional Good Sized Kitchen.

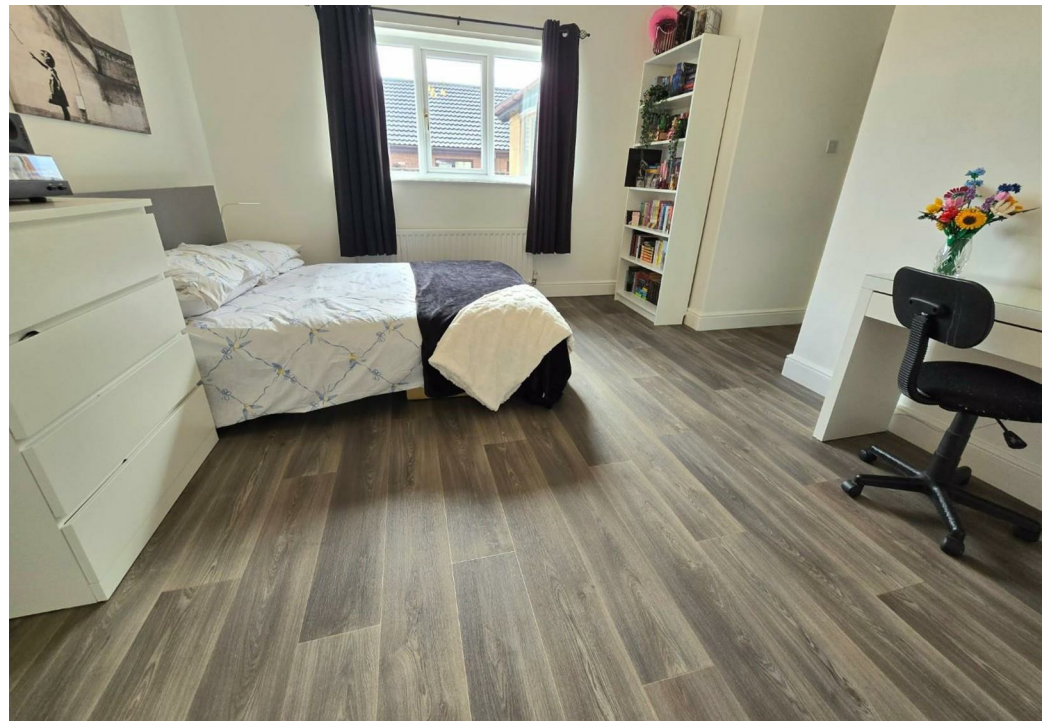
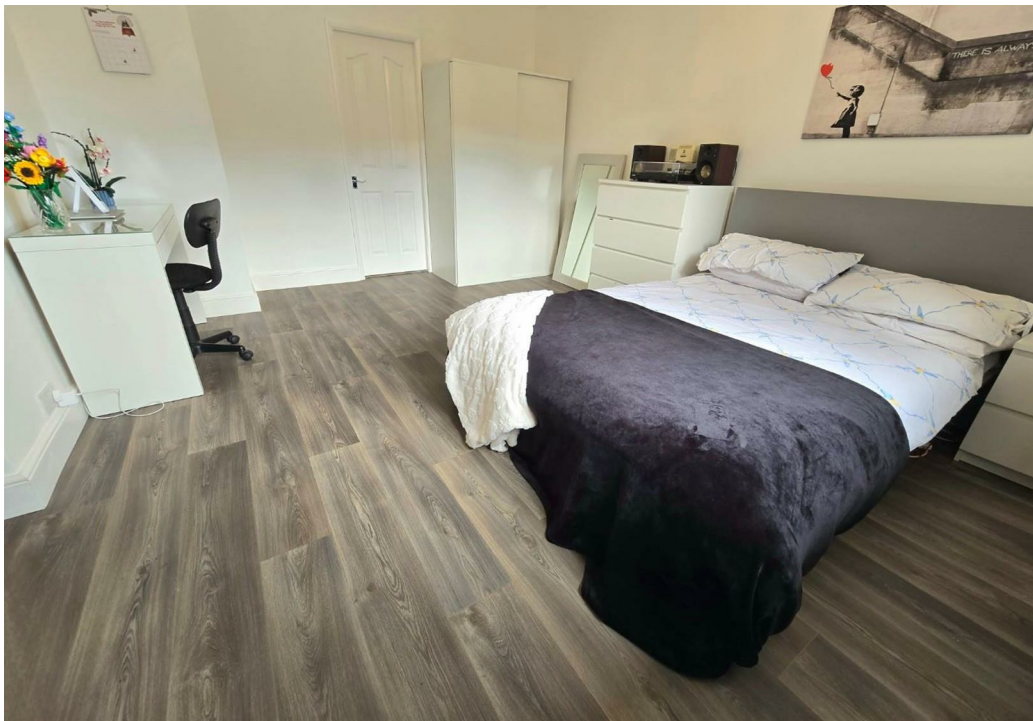
Externally, the property has a wow factor all round, firstly positioned on a 0.36 acre plot, a full wrap around garden at the front, both sides and rear, with Block Paved Driveway to the front for multiple off-street parking and a well maintained lawn to the front and rear of the property.

In addition the property has a Spacious Single Garage with Electric roller door.

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



















### Entrance Hallway

3'0" x 16'9" (0.92m x 5.13m)

With Additional Airing Cupboard

### Living Room

11'9" x 19'0" (3.60m x 5.80m)

Double Aspect Views, with Double Doors to the Conservatory

### Conservatory

16'2" x 10'5" (4.93m x 3.20m)

Stunning Views of the Bassleton Becks

### Kitchen

10'0" x 11'10" (3.05m x 3.62m)

New Traditional Kitchen with Integrated Oven, Microwave, Dishwasher & Fridge/Freezer

### Bedroom 1

14'7" x 11'9" (4.47m x 3.60m)

### En-Suite Shower Room

3'10" x 9'3" (1.19m x 2.84m)

Additional Storage Cupboard

### Bedroom 2

11'10" x 9'2" (3.62m x 2.80m)

### Bedroom 3

8'8" x 15'1" (2.66m x 4.62m)

Beautiful Views into the Rear Garden

### Bedroom 4

10'0" x 11'4" (3.06m x 3.47m)

### Family Bathroom

11'10" x 7'4" (3.62m x 2.24m)

Stunning Four Piece Bathroom, consisting of Double Sink, Freestanding Bath, Walk-in Shower

### SINGLE GARAGE

19'3" x 10'11" (5.89m x 3.33m)

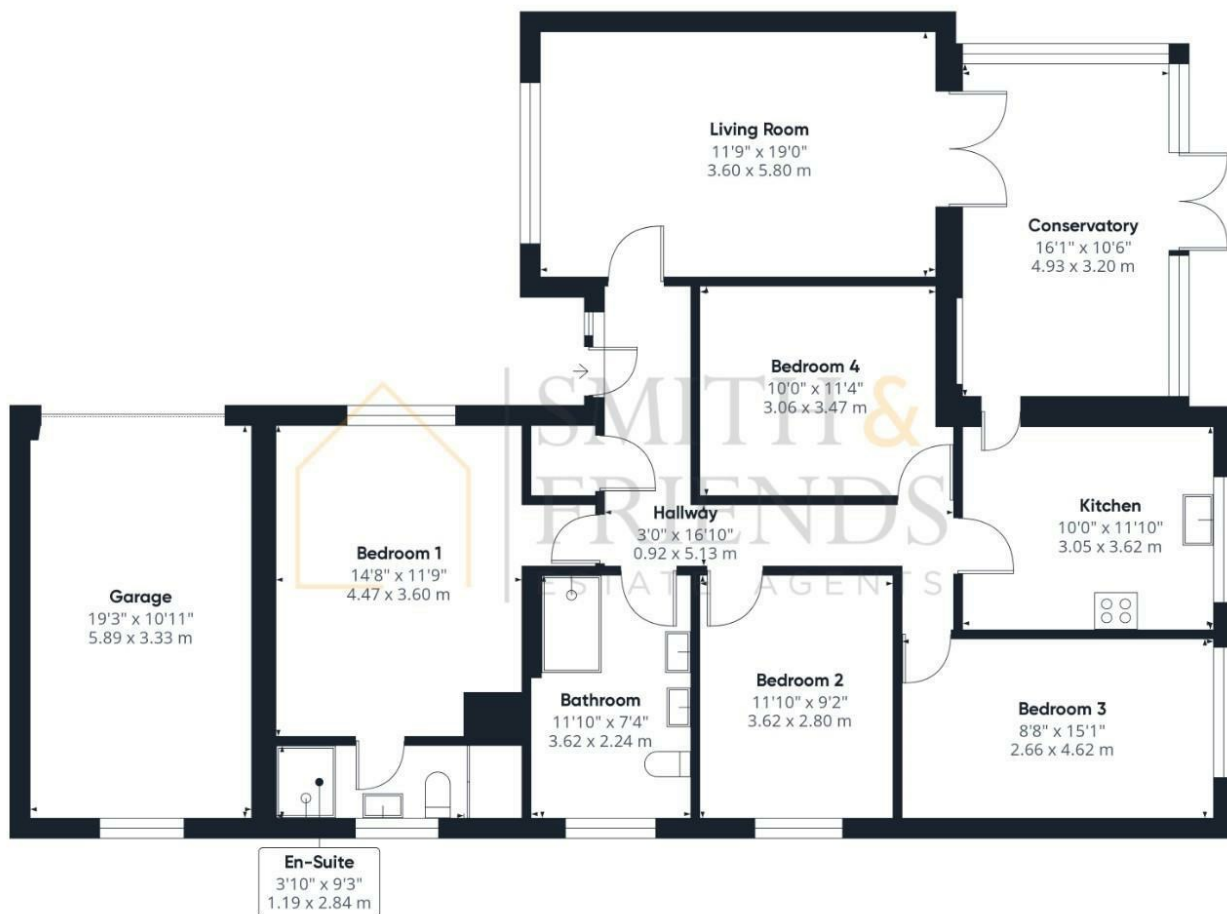
With Electric Roller Door











Approximate total area<sup>(1)</sup>  
1526.75 ft<sup>2</sup>  
141.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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