



**Caldey Gardens, TS17 5HW**  
**5 Bed - House - Detached**  
**£1,850 Per Calendar Month**

**EPC Rating: D**  
**Tenure:**  
**Council Tax Band: E**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Caldey Gardens Ingleby Barwick TS17 5HW

\*\*\* AVAILABLE OCTOBER \*\*\*

Smith & Friends are pleased to offer for RENT a superb Five bedroom detached house in an attractive cul de sac location in the popular Roundhill area of Ingleby Barwick. Excellent family sized accommodation which has recently been redecorated throughout.

Standing on a good sized plot with open plan front garden, double driveway for off street parking, integral double garage and large rear garden with paved and decked patio areas.

Caldey Gardens is located off Nevern Crescent within walking distance of excellent schools for all age groups, regular bus services and only a short drive from local shops and Ingleby Barwick centre. An excellent network of roads provide access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with stairs to the first floor., Cloakroom/ wc, Lounge with feature fireplace and double doors to Dining Room, Garden Room with french doors to the rear garden, fitted Kitchen/ Breakfast Room with built in oven and hob and Utility Room.

On the first floor: spacious Landing, Bedroom 1 with En Suite Shower Room/ wc, four further Bedrooms - one with steps to a large loft storage area and family Bathroom/ wc.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £ 55,500pa; Guarantor, if required £66,600pa

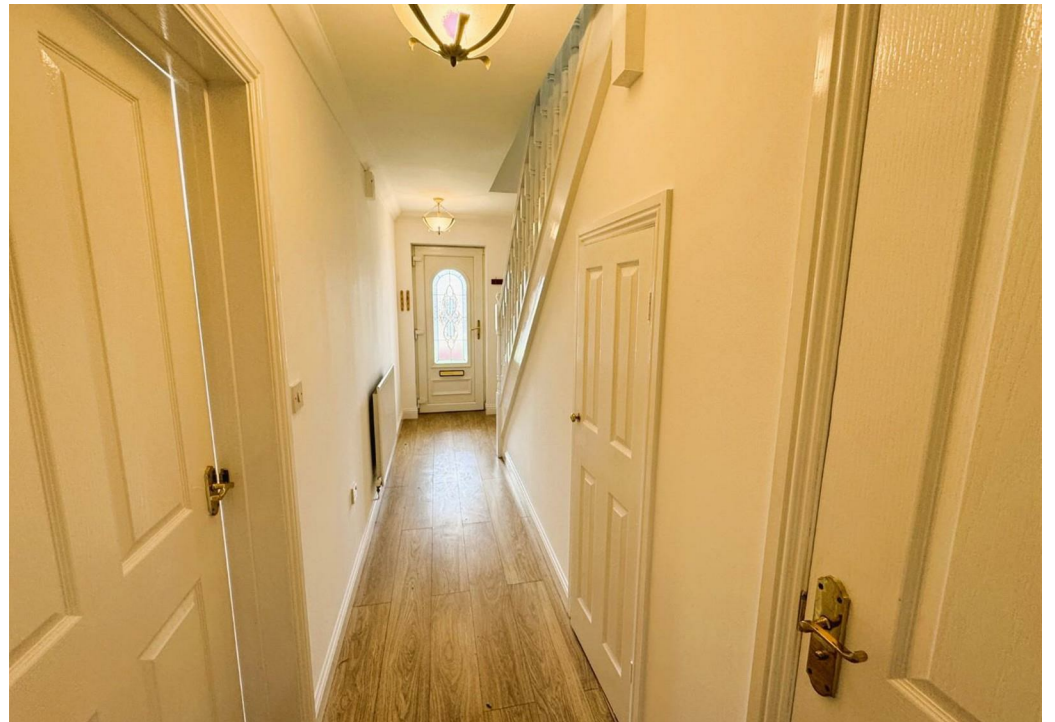
RENT £1,850 PCM

BOND £2,134

(Application is subject to a Holding Fee - please refer to our website for further details)



















## GROUND FLOOR

### Entrance Hall

18'4 x 3'4 increasing to 6'0 (5.59m x 1.02m increasing to 1.83m )

### Cloakroom/ wc

4'10x 4'0 (1.47mx 1.22m)

### Lounge

19'10 x 10'8 maximum (6.05m x 3.25m maximum)

### Dining Room

11'0 x 10'8 (3.35m x 3.25m)

### Garden Room

10'10 x 7'8 (3.30m x 2.34m)

### Kitchen/ Breakfast Room

15'4 x 8'4 (4.67m x 2.54m)

### Utility Room

7'2 x 5'0 (2.18m x 1.52m)

## FIRST FLOOR

### Landing

10'10 x 10'2 (3.30m x 3.10m)

### Bedroom 1

12'10 x 10'6 (3.91m x 3.20m)

### En Suite Shower Room/ wc

8'10 x 5'0 (2.69m x 1.52m)

### Bedroom 2

11'8 x 9'8 (3.56m x 2.95m)

### Bedroom 3

8'10 x 8'2 (2.69m x 2.49m)

### Bedroom 4

9'0 x 8'0 maximum (2.74m x 2.44m maximum)

### Bedroom 5

12'0 x 7'4 increasing to 8'0 including stairhead (3.66m x 2.24m increasing to 2.44m including stairh)

### Bathroom/ wc

9'10 x 5'6 maximum (3.00m x 1.68m maximum)

## Loft

25'11" x 7'6" (7.9 x 2.3)

## OUTSIDE

### Garage 1

17'0" x 8'10" (5.2 x 2.7)

### Garage 2

16'4" x 8'6" (5.0 x 2.6)

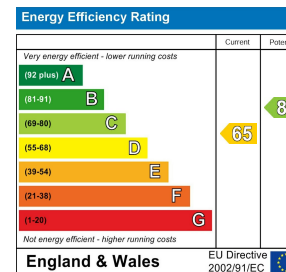


# Caldey Gardens

Approximate Gross Internal Area  
2197 sq ft - 204 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes 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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17  
0RH  
Tel: 01642 762944  
inglebybarwick@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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