



Priorwood Gardens, Ingleby Barwick, TS17 0YN
4 Bed - House - Detached
£284,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Priorwood Gardens, TS17 0YN

Located in the sought-after Beckfields area, Priorwood Gardens is a fully updated and beautifully presented four-bedroom detached home offering generous living space and excellent kerb appeal. Set on a desirable plot, it features a long driveway with ample off-road parking, an integral garage, and an attractive front garden with a well-kept lawn and mature tree. The fully enclosed rear garden provides a private outdoor space with patio and lawn, ideal for families and low-maintenance use.

Internally, the ground floor includes a welcoming entrance hall, bay-fronted lounge, modern dining kitchen, utility room and cloakroom/WC. The first floor offers four genuine double bedrooms, including a spacious principal bedroom with recessed fitted wardrobes and a contemporary en-suite, complemented by an updated family bathroom. The garage is accessible from the utility, and many nearby homes have converted this space to provide additional living accommodation.

The property is well positioned for amenities, transport links and reputable local schools. Primary options include Ingleby Mill Primary School (Good), Whinstone Primary School (Good) and St Francis of Assisi C of E Primary School (Good). For secondary education, Ingleby Manor Free School (Good, with outstanding personal development and leadership) and All Saints C of E Academy (Outstanding) are both close by.

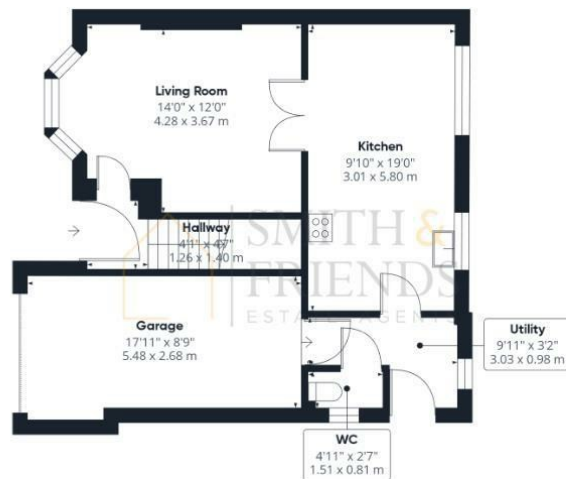
Ingleby Barwick is known for its family-friendly environment, green spaces, shopping facilities, leisure amenities and excellent connections to Yarm, Stockton-on-Tees and the wider Teesside area. Early viewing is strongly recommended.

- DETACHED PROPERTY
- 4 DOUBLE BEDROOMS
- ENSUITE TO BEDROOM 1
- UPGRADED BATHROOM
- MODERN KITCHEN DINER
 - UTILITY ROOM
- DRIVEWAY AND GARAGE
- BEAUTIFULLY UPDATED & MOVE IN READY

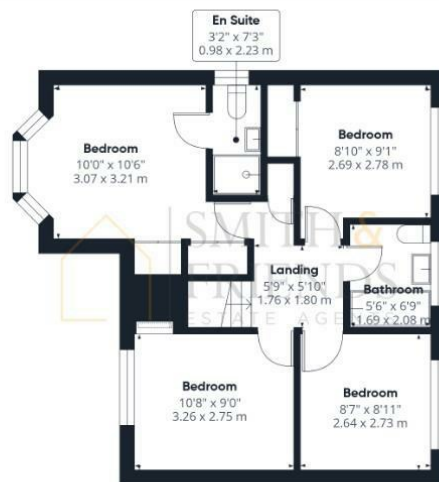








Ground Floor



Floor 1



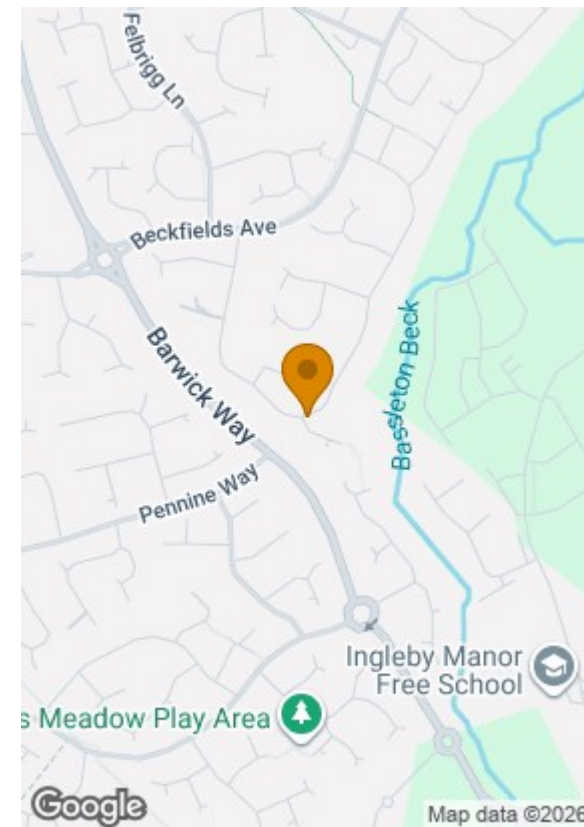
Approximate total area⁽¹⁾

1144 ft²
106.2 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		
(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.

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



**SMITH &
FRIENDS**
ESTATE AGENTS