



Castlemartin, TS17 5BA
4 Bed - House - Detached
£290,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Castlemartin

Ingleby Barwick TS17 5BA

Superb four-bedroom detached family home, ideally positioned within the highly desirable 'Roundhill' area of Ingleby Barwick.

Offering spacious and beautifully presented accommodation throughout, this impressive property is perfect for growing families seeking style, comfort and practicality.

Upon entering, you are greeted by a stunning entrance hallway featuring quality oak flooring, matching internal doors and an elegant oak bannister, setting the tone for the rest of the home. The ground floor boasts a spacious lounge and a separate dining room, providing versatile living and entertaining space.

To the rear, the property benefits from a large modern kitchen with ample storage and worktop space, complemented by a separate utility room with access to the integral garage. A convenient downstairs W/C completes the ground floor layout.

To the first floor are four well-proportioned bedrooms, including a generous master bedroom with en-suite, alongside a contemporary family bathroom finished to a high standard. The loft is boarded, offering excellent additional storage space.

Externally, this home truly stands out. The beautifully landscaped rear garden provides a private and tranquil setting, further enhanced by a purpose-built garden room with French doors that open out onto the garden – an ideal space for relaxing or hosting family and friends all year round. Additionally, the current owners have constructed a storage shed running the full length of the side of the property, offering exceptional additional storage.

To the front, the property features a driveway providing off-street parking for multiple vehicles, along with an integral garage.

Early viewing is highly recommended to fully appreciate the space, quality and location this outstanding family home has to offer - contact Smith & Friends Ingleby Barwick.











GROUND FLOOR

Hallway

3'5" x 14'4" (1.05m x 4.37m)

Living Room

11'0" x 16'4" (3.37m x 5.00m)

Dining Room

11'0" x 8'11" (3.36m x 2.72m)

Kitchen

14'2" x 13'1" (4.32m x 4.01m)

Utility Room

7'6" x 6'10" (2.31m x 2.10m)

W/C

2'7" x 5'5" (0.81m x 1.66m)

Garage

7'8" x 9'5" (2.35m x 2.89m)

FIRST FLOOR

Landing

11'3" x 4'0" (3.45m x 1.24m)

Bedroom 1

9'10" x 10'8" (3.00m x 3.27m)

En-Suite

5'5" x 5'2" (1.66m x 1.58m)

Bedroom 2

9'6" x 8'2" (2.90m x 2.51m)

Bedroom 3

7'10" x 10'9" (2.40m x 3.29m)

Bedroom 4

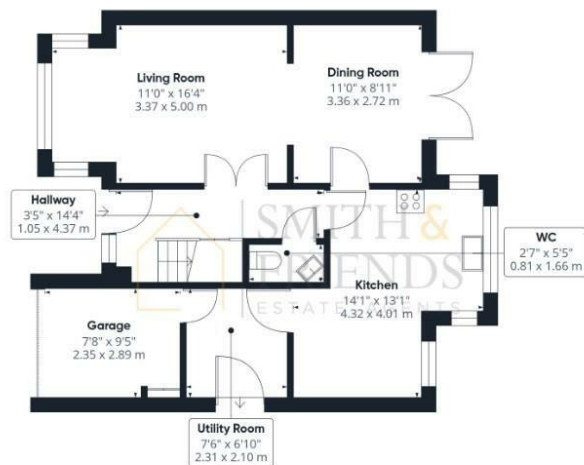
8'4" x 10'4" (2.56m x 3.17m)

Bathroom

7'0" x 6'3" (2.15m x 1.91m)







Ground Floor



Floor 1

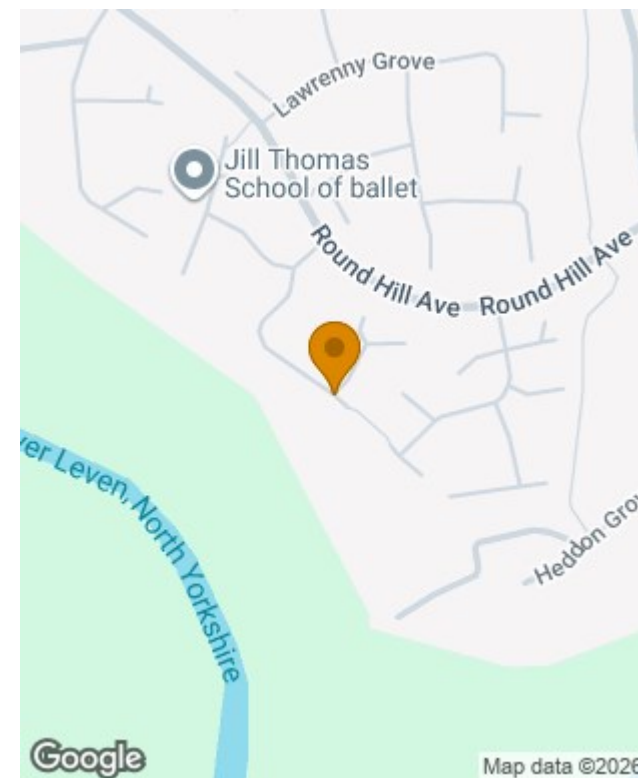
Approximate total area⁽¹⁾

1166 ft²
108.5 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.

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