

Breton Drive, TS17 0BD
3 Bed - House - Detached
£250,000

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

SMITH & FRIENDS
ESTATE AGENTS

Breton Drive
Ingleby Barwick TS17 0BD

** SOUTH FACING GARDEN **
** PERFECT FOR FIRST TIME BUYERS **

A beautifully presented three-bedroom detached home situated within the highly sought-after Beckside Manor development in Ingleby Barwick, offering spacious and versatile accommodation ideal for first-time buyers and families alike.

The property briefly comprises an entrance porch leading into a spacious living room, while to the rear is the impressive 23ft open-plan kitchen/diner, featuring a modern fitted kitchen and ample space for both dining and entertaining. A separate utility room and spacious downstairs WC further enhance the practicality of the ground floor.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from a stylish en-suite, alongside a modern family bathroom fitted with a contemporary white three-piece suite.

Externally, the property boasts a private south-facing rear garden which is not overlooked, providing an excellent outdoor space for relaxing and entertaining. To the front is a driveway providing parking for two vehicles, together with a single garage.

Located within the popular Beckside Manor development, the property is well placed for access to highly regarded local schools, shops and amenities, while excellent transport links provide convenient access to the A66, A19 and A174.

An excellent opportunity to acquire a spacious and well-presented detached family home in a popular Ingleby Barwick location. Early viewing is highly recommended.






























XRocker
SUPER MARIO


TRIPOD-3366
NEGOLAS









GROUND FLOOR

Entrance Porch
3'4" x 4'0" (1.03m x 1.22m)

Living Room
13'8" x 12'7" (4.18m x 3.84m)

Kitchen / Diner
9'10" x 23'1" (3.00m x 7.04m)

Utility Room
5'3" x 5'5" (1.61m x 1.66m)

WC
4'4" x 2'11" (1.33m x 0.91m)

FIRST FLOOR

Landing
6'3" x 8'3" (1.93m x 2.53m)

Bedroom 1
12'10" x 9'10" (3.92m x 3.01m)

En-Suite
6'4" x 4'10" (1.95m x 1.48m)

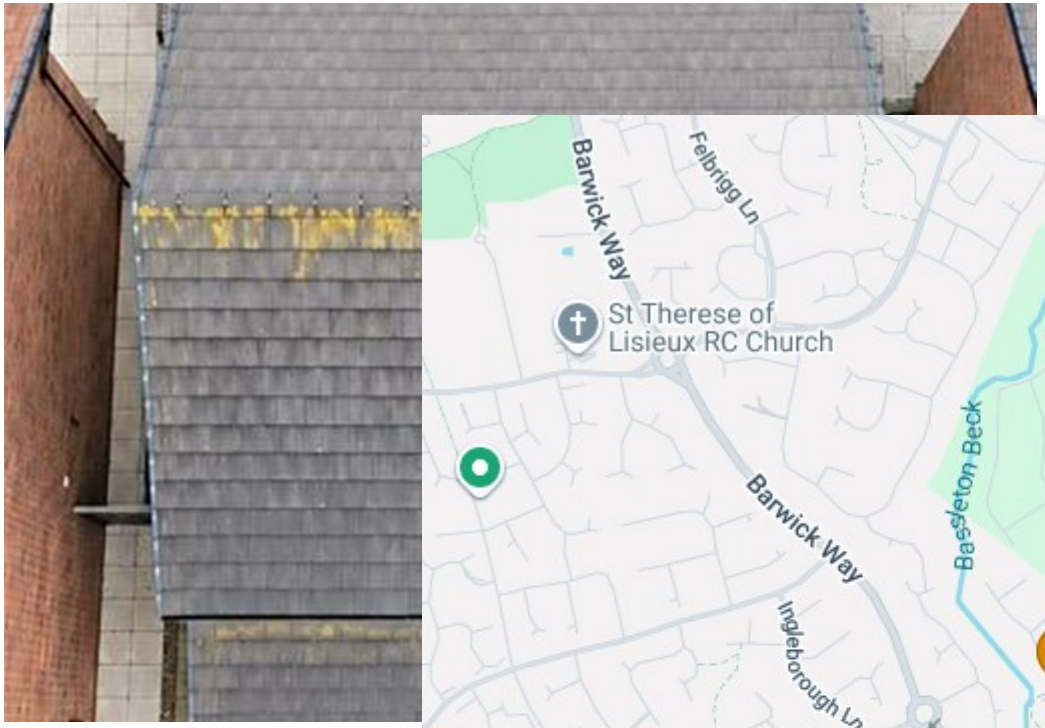
Bedroom 2
9'6" x 13'0" (2.90m x 3.97m)

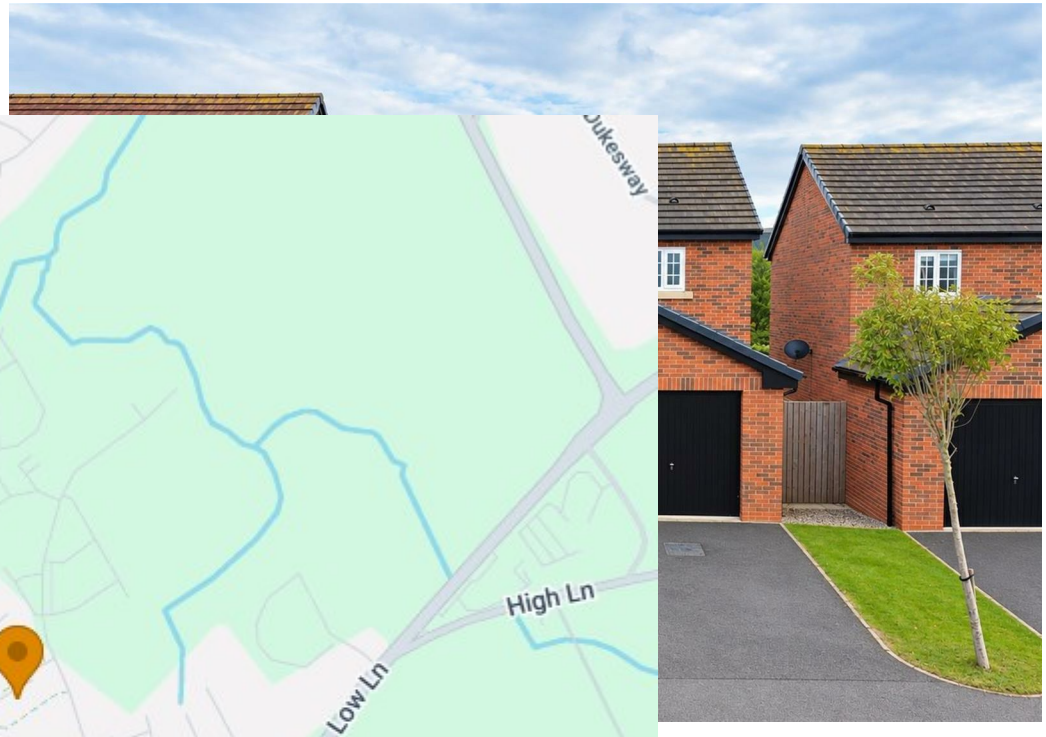
Bedroom 3
9'5" x 9'5" (2.89m x 2.88m)

Bathroom
5'7" x 6'9" (1.72m x 2.08m)

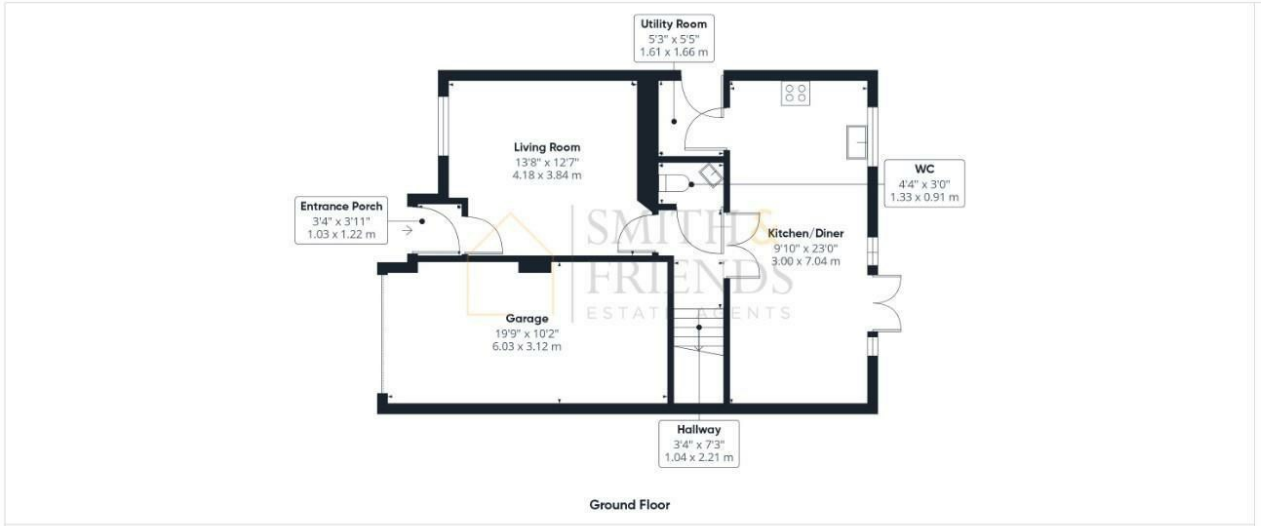
EXTERNALLY

Garage
19'9" x 10'2" (6.03m x 3.12m)





Barwick Way
Felbrigg Ln
St Therese of
Lisieux RC Church
Barwick Way
Bassleton Beck
Ingleborough Ln
Ingleby Manor
Free School
Earls Meadow Play Area
Ingleby Mill
Primary School
High Leven
Low Ln
High Ln
Low Ln
Low Ln
Jukesway
Google
Map data ©2026 Google





Approximate total area(1)

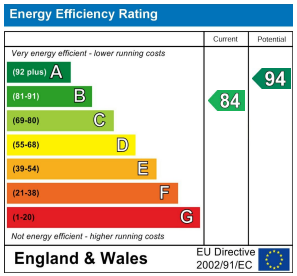
1176 ft²

109.4 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



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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