



**Alfriston Close, Ingleby Barwick, TS17 0XN**  
**4 Bed - House - Detached**  
**Offers Over £265,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Alfriston Close, TS17 0XN

\*\*\* RECENTLY REFURBISHED FAMILY HOME \*\*\*  
\*\*\* AMPLE OF OFF STREET PARKING \*\*\*  
\*\*\* NO CHAIN \*\*\*

This generous Four Bedroom family home that has recently undergone a full refurbishment. Positioned within a great position, tucked away in the corner of an attractive cul-de-sac within this sought after area of 'Beckfields' Ingleby Barwick.

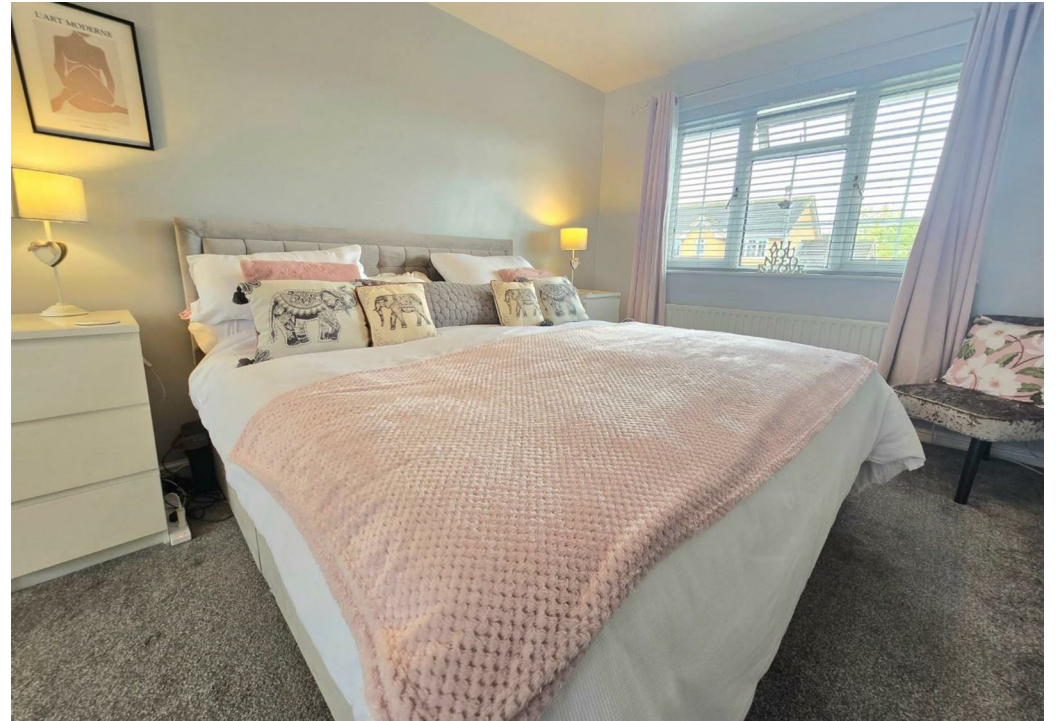
The property briefly comprises of; Entrance Hallway, Downstairs WC, Large Living Room, with Open-Plan Dining Room, Entertainment Room and Fitted Kitchen with French Doors to the Rear Garden.

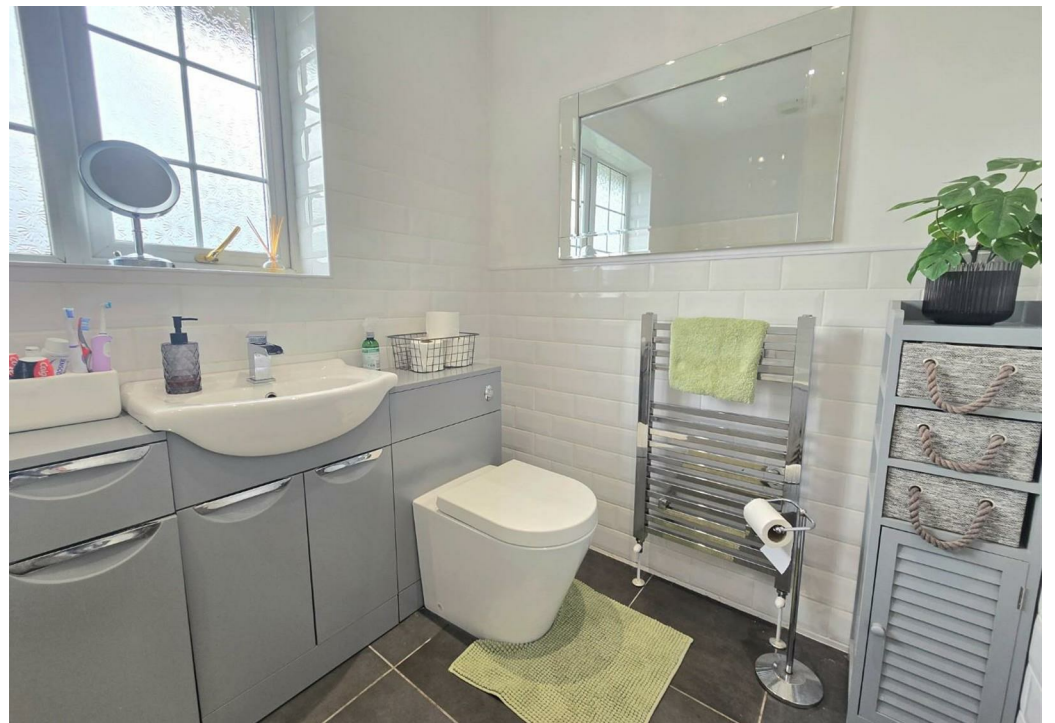
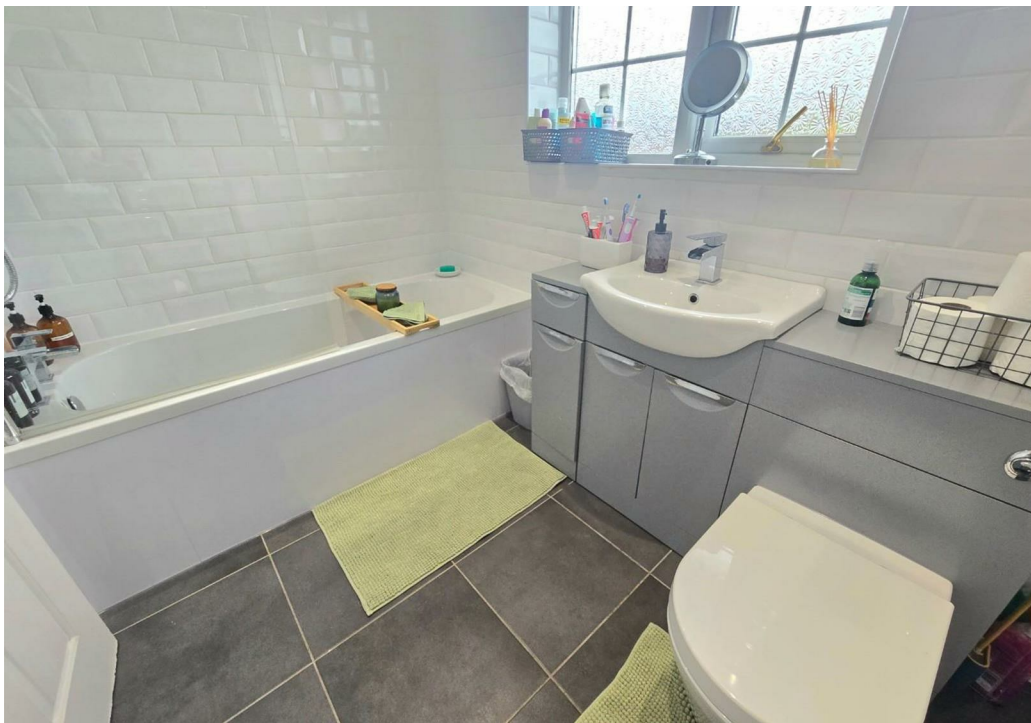
The First Floor provides a spacious Landing, Four Bedrooms, with the Master spanning 22ft having Fitted Wardrobes (currently accessed via bedroom 3) and a Modern Separate Family Bathroom. The property does have the scope to be remodelled to accommodate Five Bedrooms.

Externally, the property has a very generous size driveway allowing ample of off street parking, Single Integral Garage, with Side Gated Access to the Rear Garden with a well Maintained Lawn and Patio Area.

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









Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1308 ft<sup>2</sup>  
121.6 m<sup>2</sup>

Reduced headroom

21 ft<sup>2</sup>  
1.9 m<sup>2</sup>

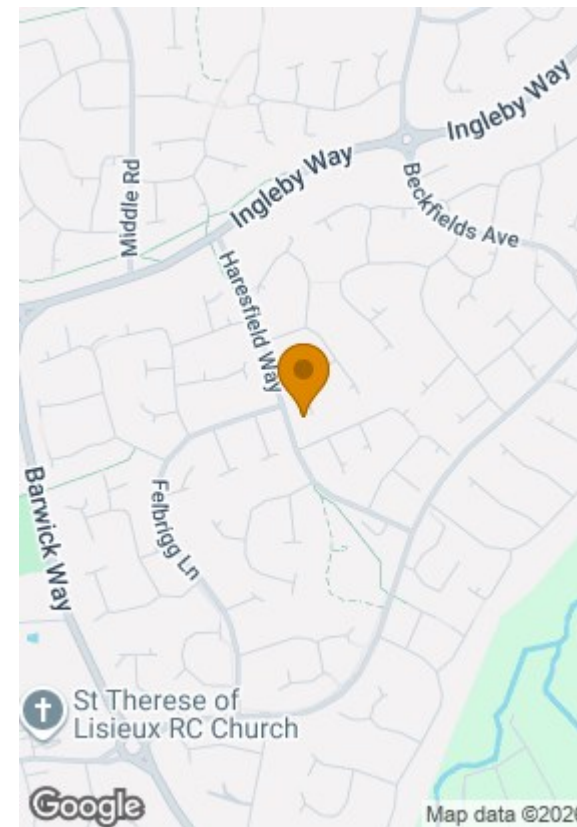
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		67	78
(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.

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