

Hareshaw Close, TS17 0GZ
4 Bed - House - Detached
£330,000

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

SMITH & FRIENDS
ESTATE AGENTS

Hareshaw Close
, Ingleby Barwick, TS17 0GZ



** NO ONWARD CHAIN **
** LARGER THAN AVERAGE PLOT **
** DETACHED DOUBLE GARAGE **

A superb opportunity to acquire this larger than average four bedroom detached family home, occupying an enviable plot within the highly sought-after Sober Hall area of Ingleby Barwick. Well presented throughout, this impressive double-fronted property offers generous and versatile accommodation, an attractive wrap-around garden and a detached double garage.

The welcoming entrance hallway features beautiful tiled flooring, which continues seamlessly into the impressive open-plan kitchen/dining area. The modern upgraded high-gloss white kitchen is fitted with a range of integrated appliances, while a separate utility room and downstairs WC add further practicality.

To the opposite side of the property is a large and comfortable living room, which flows naturally into a cosy conservatory, creating an ideal additional living space with views over the garden.

To the first floor are four well-proportioned bedrooms, with the spacious master bedroom benefiting from a stylishly upgraded en-suite featuring a walk-in shower. The family bathroom has also been upgraded and features a contemporary white three-piece suite.

Externally, the property continues to impress. A generous driveway provides parking for up to four vehicles and leads to a detached double garage. The impressive rear garden is predominantly laid to lawn with dedicated patio seating areas, while the garden wraps around the side of the property, providing an excellent outdoor space for families and entertaining.

Situated close to a range of schools, shops and local amenities, the property is also ideally positioned for commuters, with excellent transport links providing convenient access to the A66, A19 and A174.

An exceptional family home offering four bedrooms, generous living accommodation, a substantial plot, wrap-around garden and double garage in a popular and well-connected Ingleby Barwick location












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home










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GROUND FLOOR

Hallway
11'7" x 6'1" (3.54m x 1.86m)

Living Room
21'6" x 10'8" (6.57m x 3.26m)

Conservatory
8'6" x 8'9" (2.61m x 2.68m)

Kitchen
25'5" x 9'8" (7.77m x 2.97m)

Utility Room
6'3" x 6'0" (1.91m x 1.84m)

WC
2'11" x 6'1" (0.91m x 1.87m)

FIRST FLOOR

Landing
6'0" x 9'5" (1.84m x 2.88m)

Bedroom 1
12'5" x 10'9" (3.80m x 3.29m)

En-Suite
7'1" x 6'4" (2.17m x 1.94m)

Bedroom 2
12'3" x 9'8" (3.75m x 2.97m)

Bedroom 3
8'7" x 9'8" (2.63m x 2.95m)

Bedroom 4
8'6" x 9'9" (2.61m x 2.99m)

Bathroom
5'7" x 7'4" (1.71m x 2.24m)

EXTERNALLY

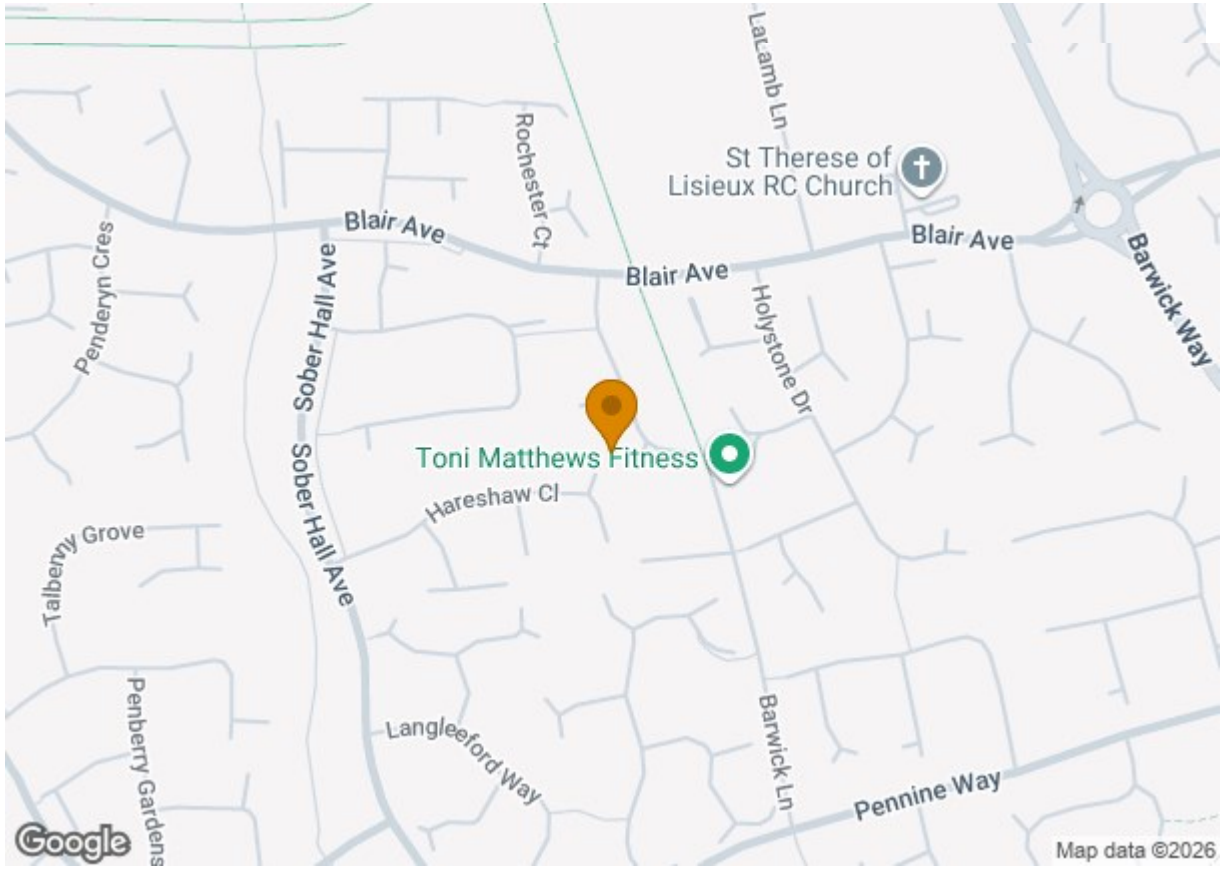
Garage
17'7" x 17'5" (5.37m x 5.32m)



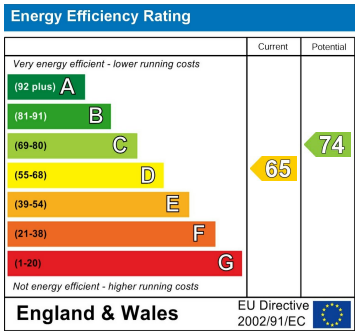







Lacamb Ln
St Therese of Lisieux RC Church
Rochester Ct
Blair Ave
Blair Ave
Blair Ave
Barwick Way
Penderyn Cres
Sober Hall Ave
Holystone Dr
Toni Matthews Fitness
Hareshaw Cl
Sober Hall Ave
Talberny Grove
Penberry Gardens
Langleeford Way
Barwick Ln
Pennine Way
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For 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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