



## 4 Abbotsford Court , Ingleby Barwick, TS17 5GF

Offered for sale with the benefit of NO ONWARD CHAIN ! This extended four bedroom detached family townhouse located on The Rings development in Ingleby Barwick, is likely to appeal to family buyers, as this substantial home offers ample space over three floors.

The accommodation benefits double glazing and features a welcoming lounge that leads to an impressive open plan kitchen/dining/family room, enhanced by both French doors and bi-folding doors that allow light to flood into this modern space. The extended kitchen offers a variety of units providing plenty of storage, worktop space and the sale includes an electric AEG double oven. Completing the ground floor accommodation is a third reception room that can be used for storage, an office, or a playroom, along with a convenient downstairs W/C.

To the first floor there are three good size bedrooms, with the master bedroom benefiting from an en-suite shower room, and a family bathroom with a shower and screen over the bath.

Asking Price £257,500

# 4 Abbotsford Court

, Ingleby Barwick, TS17 5GF



- EXTENDED DETACHED TOWNHOUSE
- RECONFIGURED OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- NO ONWARD CHAIN
- SENTINEL ELIMINATOR VORTEX SYSTEM FILTER INSTALLED DECEMBER 2025 WITH 10 YEAR WARRANTY
- FOUR BEDROOMS
- FLEXIBLE THIRD RECEPTION ROOM
- DRIVEWAY FOR PARKING OF 2 VEHICLES
- MASTER BEDROOM WITH EN-SUITE
- CUL-DE-SAC LOCATION ON 'THE RINGS'
- BAXI GAS CENTRAL HEATING BOILER INSTALLED DECEMBER 2025 WITH 5 YEAR WARRANTY

## ENTRANCE PORCH

## LOUNGE

10'9 x 14'4 (3.28m x 4.37m)

## KITCHEN/DINER/FAMILY ROOM

21'0 x 19'0 (6.40m x 5.79m)

## W/C

4'6" x 2'11" (1.37m x 0.89m)

## STUDY/PLAY ROOM/UTILITY

16'6 x 7'7 (5.03m x 2.31m)

## LANDING

## BEDROOM ONE

13'0 x 9'1 (3.96m x 2.77m)

## EN-SUITE

6'8" x 3'10" (2.03m x 1.17m)

## BEDROOM TWO

11'5 x 9'7 (3.48m x 2.92m)

## BEDROOM THREE

10'2 x 7'10 (3.10m x 2.39m)

## BATHROOM

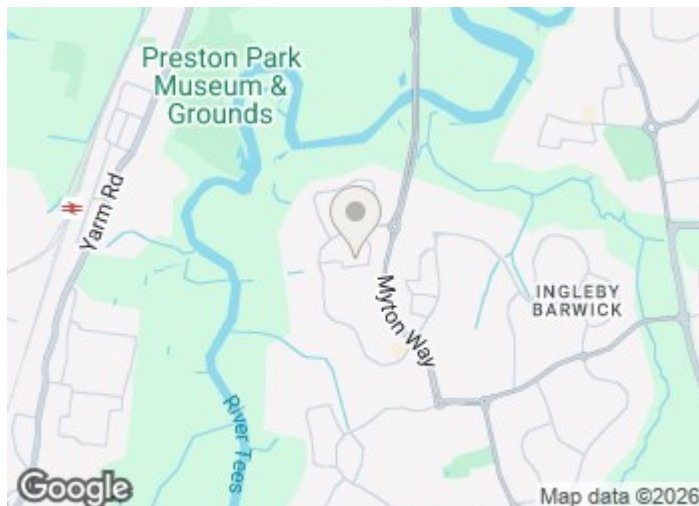
9'0 x 5'7 (2.74m x 1.70m)

## LANDING

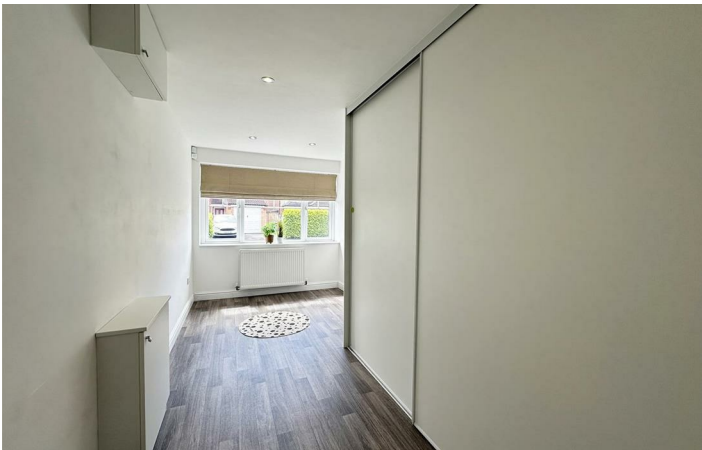
## BEDROOM FOUR

14'8 x 13'11 (4.47m x 4.24m)

## AML PROCEDURE

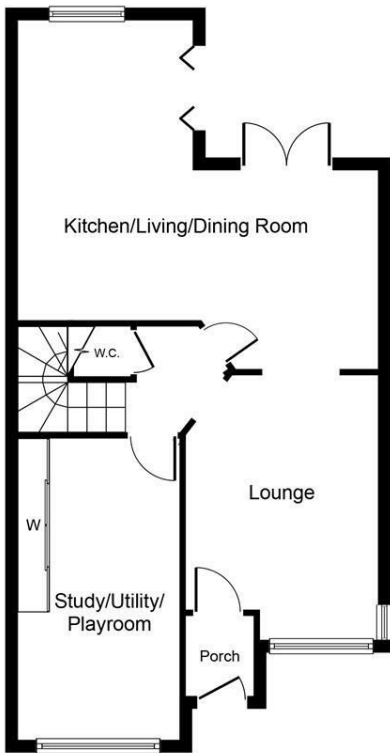


Directions

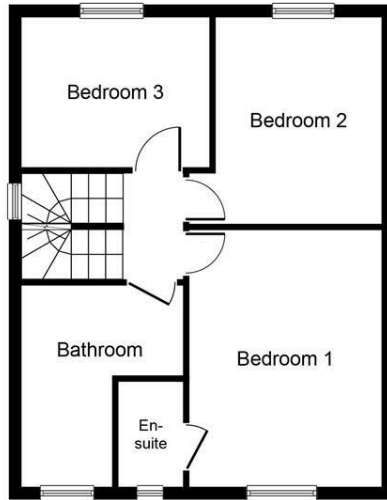




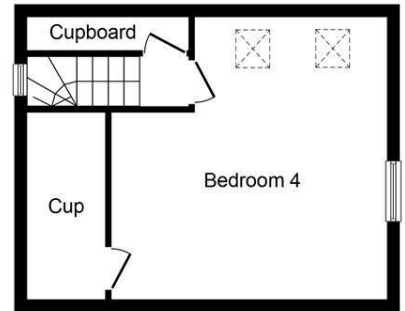
# Floor Plan



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	