

Lambfield Way, TS17 5BF
4 Bed - House - Detached
£300,000

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

SMITH & FRIENDS
ESTATE AGENTS

Lambfield Way
Ingleby Barwick TS17 5BF

** NO ONWARD CHAIN **
** PERFECT FAMILY HOME **
** UPGRADED THROUGHOUT **

A superbly presented and thoughtfully extended four-bedroom detached family home, ideally positioned on the highly sought-after Lambfield Way within the popular ‘Broomhill’ area of Ingleby Barwick. Enjoying an enviable outlook across the picturesque Bassleton Beck area, the property also boasts a stunning south-west facing landscaped tiered rear garden which offers an excellent degree of privacy and is not overlooked.

Immaculately presented throughout, this exceptional home delivers spacious and versatile accommodation perfect for modern family living. The welcoming bay-fronted living room leads through to the true heart of the home – a spectacular 20ft+ open-plan kitchen/diner flowing seamlessly into the extended garden room, creating a fantastic entertaining and family space filled with natural light. The stylish refitted contemporary kitchen features a range of quality integrated appliances including dual ovens with grill and a wine chiller. A separate utility room and upgraded ground floor W/C add further practicality.

To the first floor are four well-proportioned bedrooms, three of which are generous doubles. The impressive master bedroom benefits from fitted wardrobes and a beautifully refitted modern en-suite shower room. The family bathroom has also been upgraded with a stylish contemporary suite and attractive tiling. In addition, the loft is partially boarded providing useful additional storage space.

Externally, the property offers an integral garage, driveway parking for two vehicles and a beautifully landscaped rear garden enjoying a desirable south-westerly aspect. Ideally situated within catchment for highly regarded schools, close to shops, amenities and excellent transport links.

Offered for sale with the advantage of NO ONWARD CHAIN, early viewing is highly recommended to fully appreciate the quality, space and location this outstanding family home has to offer.









































GROUND FLOOR

Entrance Hallway
4'1" x 4'9" (1.25m x 1.45m)

Living Room
13'3" x 15'8" (4.04m x 4.79m)

Kitchen\Diner
20'2" x 9'2" (6.17m x 2.80m)

Garden Room
8'0" x 8'9" (2.46m x 2.67m)

Utility Room
5'0" x 5'2" (1.53m x 1.58m)

W/C
5'0" x 3'8" (1.54m x 1.13m)

FIRST FLOOR

Landing
10'0" x 2'6" (3.05m x 0.78m)

Bedroom 1
13'3" x 11'3" (4.05m x 3.44m)

En-Suite
5'8" x 5'2" (1.75m x 1.59m)

Bedroom 2
8'8" x 13'11" (2.65m x 4.26m)

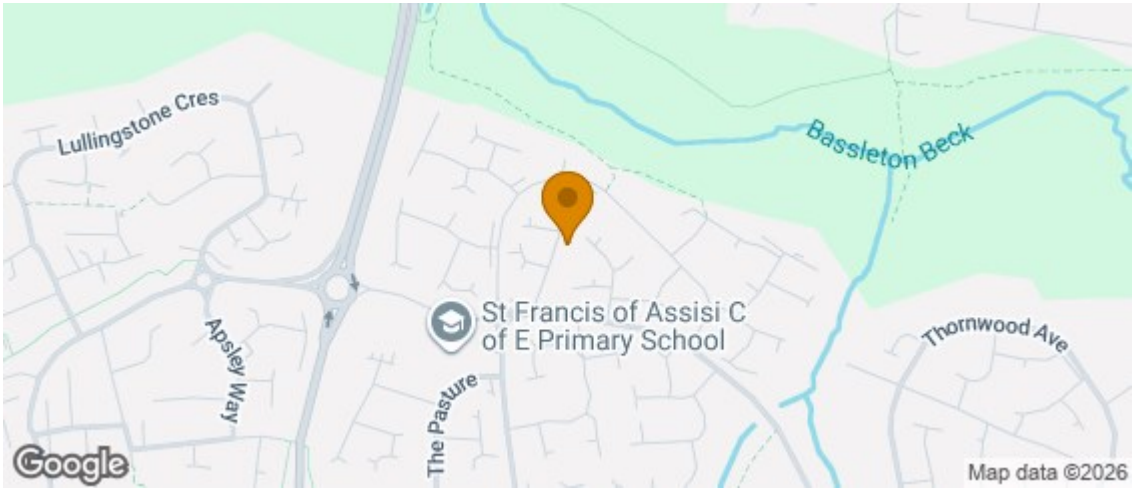
Bedroom 3
9'4" x 11'4" (2.85m x 3.47m)

Bedroom 4
8'9" x 8'7" (2.68m x 2.64m)

Bathroom
6'11" x 6'2" (2.11m x 1.90m)

EXTERNALLY

Garage
8'8" x 17'8" (2.65m x 5.39m)

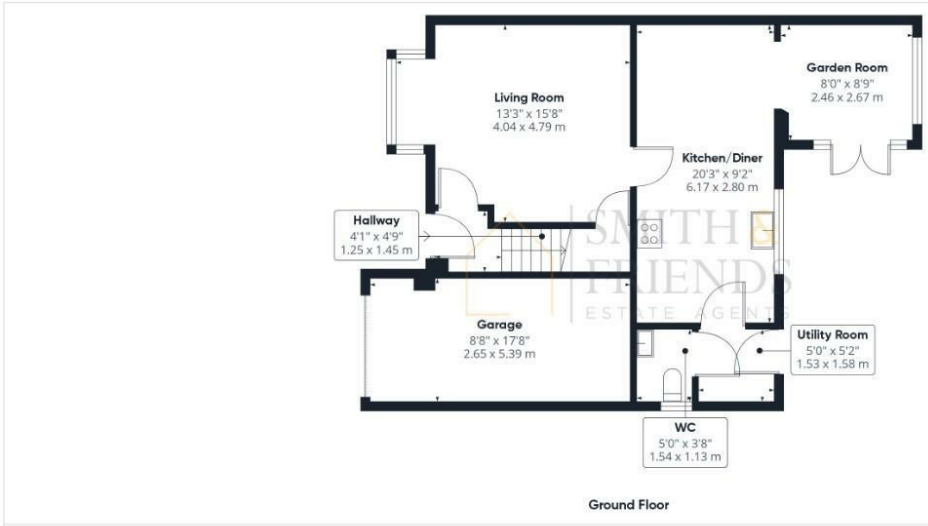



CLEAN









Ground Floor



Floor 1

Approximate total area[1]

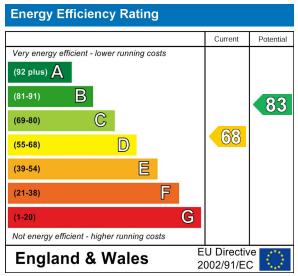
1229 ft²

114.2 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.

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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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