



**Woolcotts Close, Ingleby Barwick, TS17 0NF**  
**4 Bed - House - Detached**  
**£325,000**

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



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## Woolcotts Close, TS17 0NF

Enjoying an enviable position in a peaceful cul-de-sac on Woolcotts Close, this well presented four bedroom detached residence offers wonderful open views over the Leven Valley, combining countryside charm with everyday convenience. Perfectly suited to families and professionals alike, the property lies within a short distance of a wide choice of highly regarded local schools and excellent transport links.

The accommodation begins with a welcoming spacious hallway and cloakroom/WC, leading to a bright lounge with a walk-in bay window that captures the elevated outlook. A separate dining room provides an ideal space for family meals or entertaining, while the kitchen features stylish shaker units with a breakfast bar and adjoins a useful utility room. Upstairs, there are four double bedrooms, with the master enjoying its own en-suite shower room, complemented by a contemporary family bathroom with a white suite.

Education facilities in the area are a major draw for families, with a strong selection of primary and secondary options close by.

Within easy reach are well-established primary schools such as Ingleby Mill Primary School, Myton Park Primary School, St Therese of Lisieux Catholic Primary School and Whinstone Primary School, all serving the community with excellent provision for younger children. Secondary education is available locally at All Saints Academy and Ingleby Manor Free School & Sixth Form, with additional highly respected schools such as Conyers' School in nearby Yarm also within easy reach.

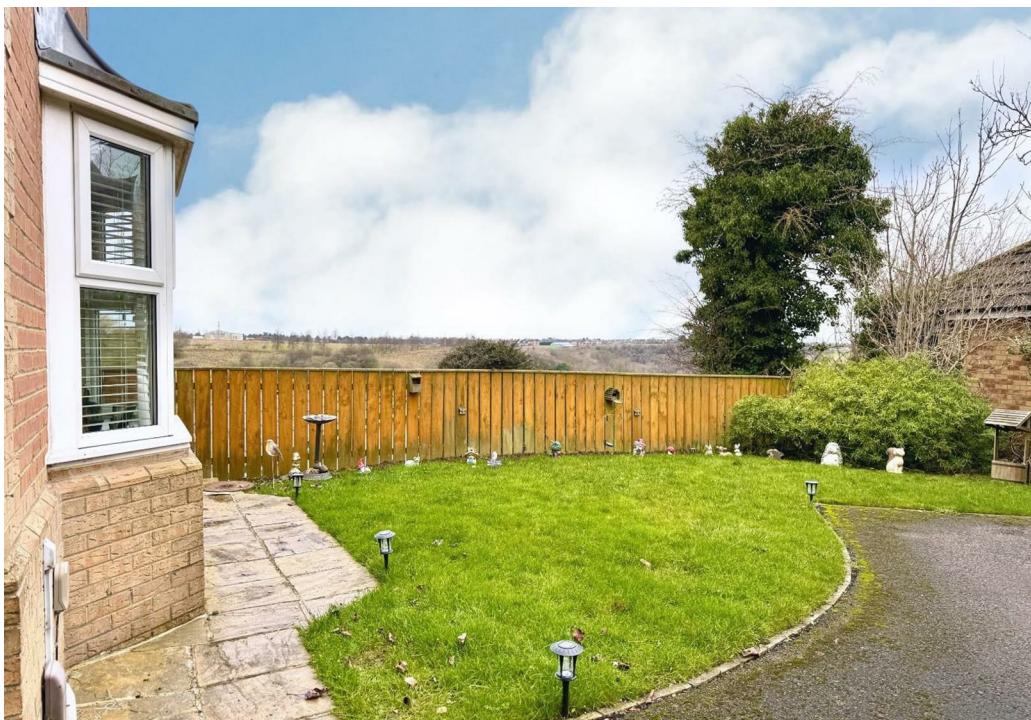
Externally the South East facing garden enjoys plenty of natural light, a lovely patio area and plenty of space for outdoor living. The property also benefits from a garage and ample parking. With its superb position, delightful views and excellent local amenities, this home must be viewed to be fully appreciated.



- VIEWS OVER THE LEVEN VALLEY
  - CUL DE SAC POSITION
  - LARGE DRIVEWAY
  - SOBER HALL
  - DETACHED
- GARDENS FRONT AND REAR







# Woolcotts Close

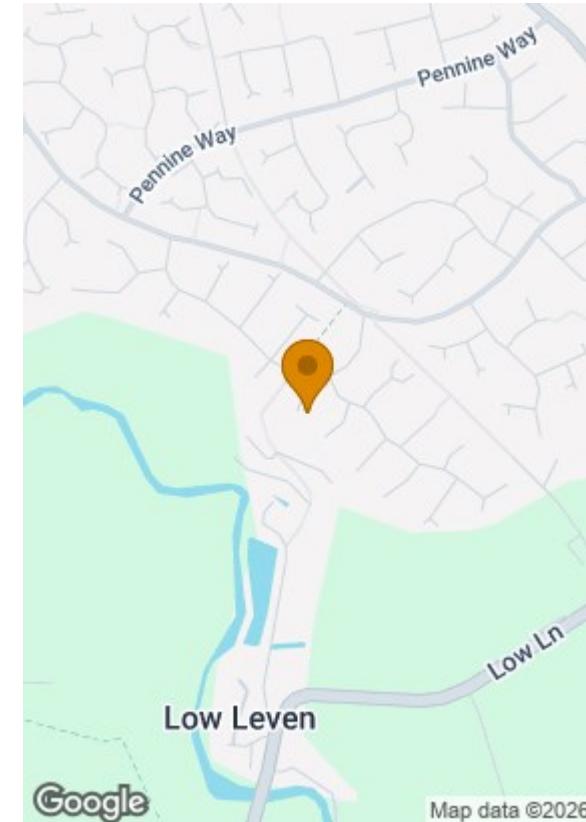
Approximate Gross Internal Area

1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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