Kirkbride Way, Ingleby Barwick, TS17 5NN
4 Bed - House - Detached
Offers Over £260,000

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

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Offered to the market with no onward chain, this beautifully presented four-bedroom detached family home occupies a fantastic position within the highly sought-after Rings development of Ingleby Barwick, offering stylish, spacious accommodation ideal for modern family living.

The property welcomes you via a bright entrance hallway, leading to a generous dining room to the front and a spacious living room overlooking the rear garden. The heart of the home is the stylish fitted kitchen, complete with integrated appliances and an induction hob, providing both practicality and contemporary appeal. A convenient ground floor WC and internal access to the integral garage complete the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, with three of the four bedrooms benefiting from fitted wardrobes. The master bedroom also enjoys a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with a three-piece suite.

Externally, the property boasts a sunny south-facing rear garden, recently landscaped with low-maintenance artificial lawn and a patio seating area, creating the perfect space for relaxing or entertaining. To the front is a single integral garage and a double-width driveway, providing ample off-road parking.

Ideally situated close to highly regarded schools, local shops and everyday amenities, the property also benefits from excellent commuter links to the A66, A19 and A174. Combining a desirable location with move-in-ready accommodation, this is a fantastic opportunity for families looking to secure their next home. Early viewing is highly recommended.

GROUND FLOOR

Hallway
13'10" x 4'5"

Dining Room
10'8" x 8'4"

Living Room
14'2" x 12'4"

Kitchen
12'3" x 8'5"

WC
3'4" x 5'0"

FIRST FLOOR

Landing
9'10" x 8'6"

Bedroom 1
11'5" x 11'5"

En-Suite
4'8" x 7'5"

Bedroom 2
10'5" x 9'10"

Bedroom 3
7'3" x 11'4"

Bedroom 4
7'5" x 8'2"

Bathroom
5'2" x 7'10"

EXTERNALLY

Garage
15'9" x 7'11"

Ground Floor

Floor 1

Approximate total area(1)

1133 ft²

105.1 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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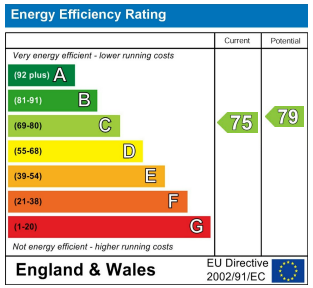

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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