



Challacombe Crescent, TS17 0NE
4 Bed - House - Detached
£480,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Challacombe Crescent , Ingleby Barwick, TS17 0NE

*** RARE TO THE MARKET WITHIN SOBER HALL ***

*** STUNNING FAMILY HOME WITH VIEWS OF LEVEN VALLEY ***

Smith & Friends Estate Agents are proud to present this stunning three/four bedroom detached home. Rarely available this family property boasts large amounts of space to the ground and first floor. Located in arguably one of the most sought after and desired locations of Ingleby Barwick sitting on a large plot with exceptional views of Leven Valley.

The property has recently gone through a full refurbishment throughout, with New Bathrooms, New Kitchen, New Flooring, and New Windows to majority of the Rear of the property, this property is a MUST SEE.

The property briefly comprises of; Entrance Hall with Multiple Cloak Cupboards, Downstairs WC, Front Reception Room or Ground Floor Bedroom and a Partial Converted Garage, Creating a spacious Utility Room. At the Rear of the property is the heart of the home spanning across 33ft, a stunning Open-Plan Kitchen / Dining / Entertainment / Living Area, benefitting from Quartz Worktops in the Kitchen including Integrated Fridge and Dishwasher, whilst all enjoying the breath taking views through the bi-Fold Doors to the Leven Valley.

The First Floor provides a Landing with the current Owners using the Bedroom to the Rear of the property as the Master with Built in Wardrobes, another generous sized Bedroom to the Front with Built in Wardrobes and an En-Suite Shower Room, with an additional Third Bedroom and a Modern Family Bathroom off the Landing.

Externally, the property has a large block paved driveway to the front to allow for ample off-street parking, while also benefitting from a lovely garden area to the side of the driveway. The rear of the property has been landscaped to capture every aspect, capturing the views, wildlife and so much more, in addition benefiting from a south west / westerly garden, allowing the sun all day.

For a viewing contact SMITH AND FRIENDS - Estate Agents Ingleby Barwick











GROUND FLOOR

Entrance Hall

4'9" x 15'5" (1.47m x 4.70m)

Downstairs WC

6'0" x 2'9" (1.84m x 0.86m)

Utility Room

7'8" x 11'9" (2.34m x 3.59m)

Reception Room / Bedroom

9'7" x 11'7" (2.94m x 3.54m)

Open-Plan Kitchen / Diner / Living Space

33'3" x 26'8" (10.15m x 8.15m)

Bedroom 1

13'7" x 11'8" (4.16m x 3.58m)

Bedroom 2

16'5" x 11'2" (5.01m x 3.42m)

En-Suite Shower Room

5'7" x 7'4" (1.72m x 2.24m)

Bedroom 3

9'0" x 9'7" (2.75m x 2.94m)

Family Bathroom

5'7" x 7'4" (1.71m x 2.25m)

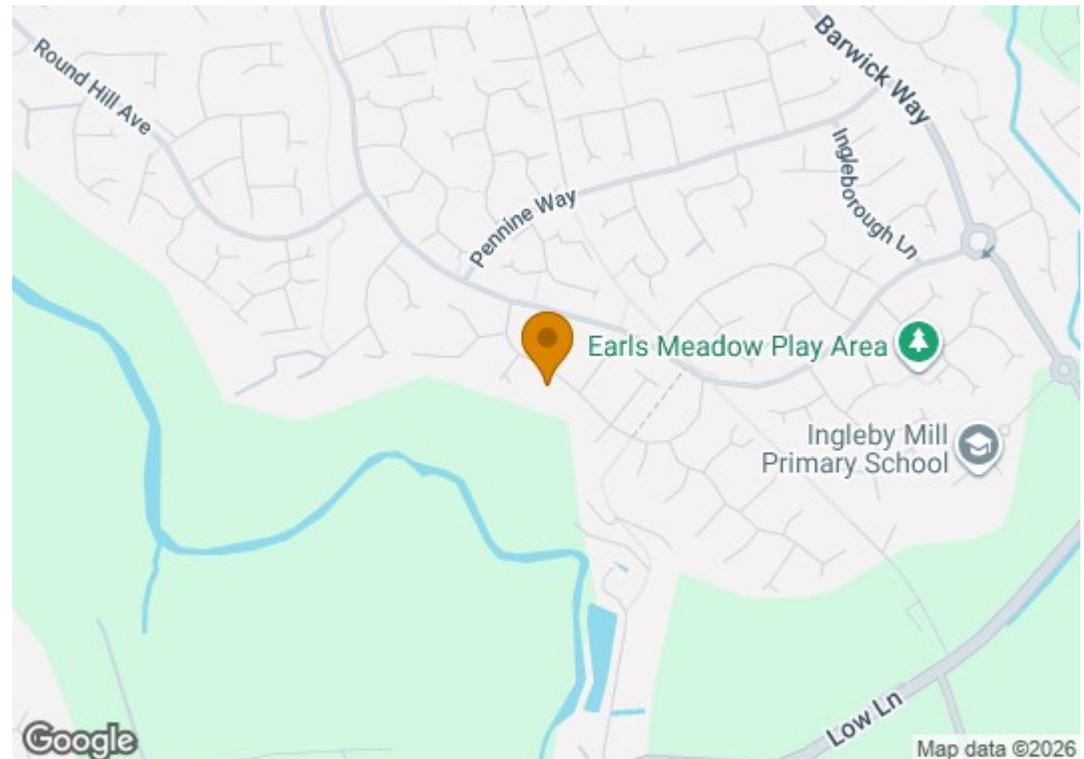
PARTIAL GARAGE CONVERSION



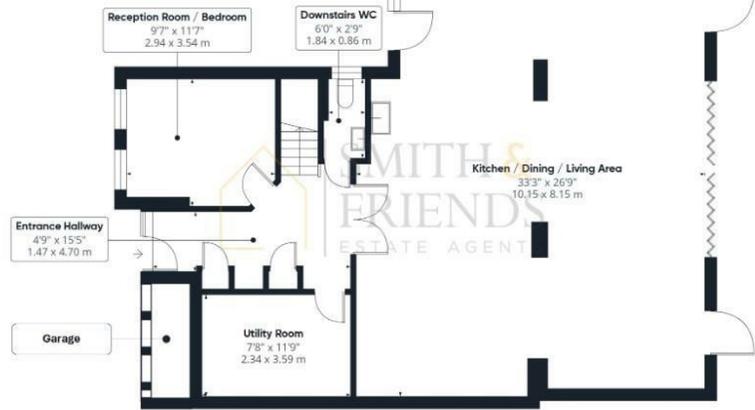
FIRST FLOOR

Landing

15'8" x 4'1" (4.79m x 1.26m)







Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1828 ft²
 169.8 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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