



**Goodrich Way, Ingleby Barwick, TS17 5FE**  
**4 Bed - House - Detached**  
**£290,000**

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



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# Goodrich Way, TS17 5FE

Situated within the highly sought-after ‘Broomhill’ area of Ingleby Barwick, this spacious and well-presented four bedroom detached family home offers versatile living accommodation throughout, making it ideal for growing families.

The property briefly comprises a welcoming entrance hall, spacious lounge flowing seamlessly into the dining room to the rear, with French doors opening onto the generous rear garden, creating an excellent space for entertaining and family living. The modern fitted kitchen is complemented by a separate utility room and convenient downstairs W/C. A professional garage conversion provides an additional reception room, currently utilised as a home office, offering flexible living options to suit a variety of needs.

To the first floor are four generous bedrooms, with the master bedroom benefiting from a stylish en-suite shower room. Three of the bedrooms also benefit from fitted wardrobes. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys a double width driveway providing ample off-road parking, along with a large lawned rear garden ideal for families and outdoor entertaining.

Ideally located within catchment for highly regarded schools and close to local shops, amenities and leisure facilities, the property also benefits from excellent transport links to the A66, A19 and A174.

Early viewing is highly recommended to fully appreciate the size, versatility and location this fantastic family home has to offer.

## GROUND FLOOR

Entrance Hallway  
12'9" x 5'10"

Living Room  
16'4" x 10'11"

Office  
17'1" x 8'1"

Dining Room  
9'8" x 9'4"

Kitchen  
9'7" x 11'5"

Utility Room  
6'5" x 5'6"

W/C  
2'11" x 5'6"

## FIRST FLOOR

Landing  
3'1" x 9'7"

Bedroom 1  
11'10" x 14'0"

En-Suite  
4'5" x 8'0"

Bedroom 2  
12'6" x 9'1"

Bedroom 3  
9'6" x 10'0"

Bedroom 4  
8'2" x 9'1"

Bathroom  
6'0" x 6'9"









Ground Floor



Floor 1



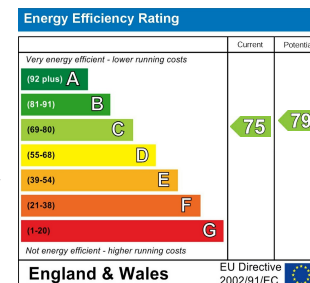
Approximate total area<sup>(1)</sup>

1257 ft<sup>2</sup>  
116.7 m<sup>2</sup>

(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



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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