



Penyghent Way, TS17 0QJ
4 Bed - House - Detached
£385,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Penyghent Way Ingleby Barwick TS17 0QJ

**** IMPRESSIVE PLOT WITH DOUBLE GARAGE ****

**** PRIVATE GARDEN WHICH IS NOT OVERLOOKED ****

Situated within the highly sought-after Sober Hall area of Ingleby Barwick, this impressive four-bedroom detached home offers outstanding kerb appeal, generous living space, and a beautifully maintained, private rear garden — making it the perfect choice for growing families.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading through to a spacious, light-filled living room, featuring an attractive bay window and sliding doors opening onto the rear garden, creating a seamless indoor-outdoor flow. A further versatile reception room provides the ideal space for a second lounge, dining room, or home office.

The heart of the home is the modern kitchen/diner, offering ample space for family living and entertaining, complemented by a separate utility room for added convenience. A downstairs WC completes the ground floor, which benefits throughout from professionally laid Karndean flooring, adding a luxurious and cohesive finish.

To the first floor, the property offers four well-proportioned bedrooms. The impressive master bedroom features a beautiful bay window, fitted his and hers wardrobes, and a private en-suite shower room. A superb open landing enhances the sense of space, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property truly shines. The immaculately maintained rear garden is not overlooked and provides a stunning private retreat, complete with a fully decked seating area and hot tub — perfect for relaxing or entertaining. To the front, a large driveway offers parking for multiple vehicles and leads to an impressive double garage.

This outstanding family home combines space, style, and location, and early viewing is highly recommended to fully appreciate everything it has to offer - **CONTACT SMITH & FRIENDS INGLEBY BARWICK**











GROUND FLOOR

Hallway

15'10" x 6'2" (4.85m x 1.88m)

Living Room

11'8" x 21'4" (3.57m x 6.52m)

Snug Room

9'8" x 11'10" (2.95m x 3.61m)

Kitchen

11'10" x 11'9" (3.63m x 3.60m)

Utility Room

5'6" x 5'6" (1.68m x 1.68m)

W/C

5'5" x 4'5" (1.67m x 1.35m)

FIRST FLOOR

Landing

14'1" x 6'3" (4.31m x 1.93m)

Bedroom 1

11'10" x 12'0" (3.62m x 3.66m)

En-Suite

6'10" x 4'11" (2.09m x 1.51m)

Bedroom 2

9'10" x 11'11" (3.02m x 3.65m)

Bedroom 3

8'4" x 9'4" (2.55m x 2.87m)

Bedroom 4

8'3" x 9'1" (2.53m x 2.78m)

Bathroom

7'7" x 6'3" (2.33m x 1.92m)

EXTERNALLY

Garage

17'7" x 19'9" (5.37m x 6.04m)







Ground Floor



First Floor

Approximate total area⁽¹⁾
1577 ft²
146.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS