



**Malham Grove, TS17 0UE**  
**4 Bed - House - Detached**  
**£340,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Malham Grove

## Ingleby Barwick TS17 0UE

Rarely available to the market and occupying arguably one of the finest plots within the highly sought-after Beckfields area of Ingleby Barwick, this exceptional four-bedroom detached family home has been significantly extended, remodelled and upgraded to create a superb modern living space.

A welcoming entrance hallway leads into the spacious bay-fronted lounge, while the heart of the home is undoubtedly the impressive open-plan kitchen/garden room. Featuring a contemporary fitted kitchen, stylish tiled flooring and French doors opening onto the rear garden, it provides the perfect space for family living and entertaining.

Additional ground floor accommodation includes a separate dining room leading into the conservatory, a useful study/home office, utility room and downstairs WC.

To the first floor are four generous double bedrooms, with the master bedroom benefiting from fitted sliding wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms, while the fully boarded loft provides excellent additional storage.

Externally, the property boasts an extended driveway providing ample off-road parking, an integral garage and a beautifully landscaped rear garden. Enjoying a highly desirable south-west facing aspect, the garden offers a private and sunny outdoor space ideal for relaxing and entertaining.

Ideally located close to highly regarded schools, local shops and everyday amenities, the property also benefits from excellent transport links via the A66, A19 and A174.

A rare opportunity to acquire a substantially improved family home in one of Ingleby Barwick's most desirable locations. Early viewing is highly recommended to appreciate the space, quality and position on offer.











## GROUND FLOOR

### Hallway

6'1" x 14'8" (1.86m x 4.49m)

### Living Room

11'5" x 17'2" (3.48m x 5.25m)

### Kitchen

17'5" x 11'9" (5.32m x 3.59m)

### Garden Room

8'10" x 11'1" (2.70m x 3.39m)

### Utility Room

5'1" x 6'11" (1.57m x 2.11m)

### WC

5'2" x 2'11" (1.59m x 0.90m)

### Dining Room

16'8" x 10'1" (5.09m x 3.09m)

### Conservatory

9'11" x 9'4" (3.03m x 2.85m)

### Office

7'2" x 5'4" (2.19m x 1.64m)

## FIRST FLOOR

### Bedroom 1

12'5" x 9'0" (3.80m x 2.76m)

### En-Suite

5'4" x 4'11" (1.65m x 1.52m)

### Bedroom 2

8'1" x 15'8" (2.48m x 4.80m)

### Bedroom 3

15'9" x 9'1" (4.81m x 2.78m)

### Bedroom 4

10'7" x 9'0" (3.24m x 2.75m)

### Bathroom

5'6" x 6'4" (1.69m x 1.95m)

## EXTERNALLY

### Garage

7'11" x 15'7" (2.43m x 4.75m)







Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1659 ft<sup>2</sup>

153.8 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

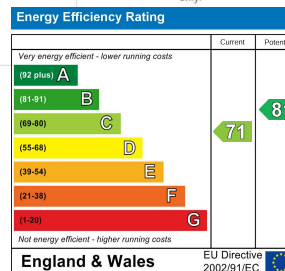
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

**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