



Arans Way, TS17 5FZ
5 Bed - House - Detached
£415,000

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



SMITH &
FRIENDS
ESTATE AGENTS

Arans Way Ingleby Barwick TS17 5FZ

*** NO CHAIN SALE ***

*** NEW AVANT HOME, BUILT TO THE 'BILBROUGH' DESIGN ***

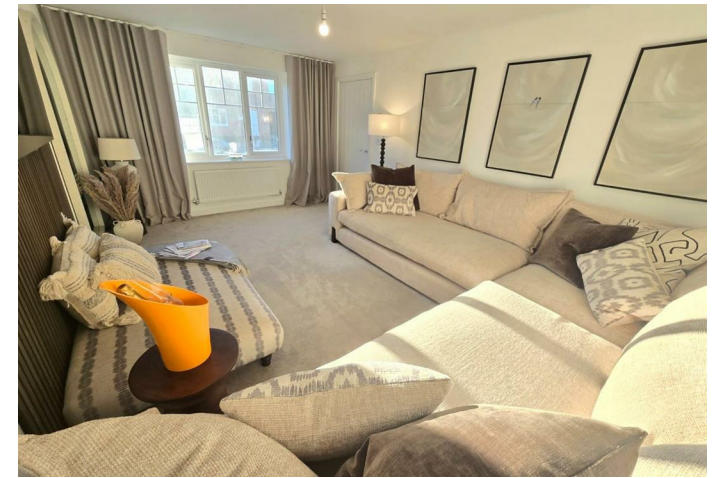
NEW TO MARKET, with Smith & Friends Estate Agents this beautiful and rare five bedroom family home, built by Avant Homes to the 'Bilbrough' Design. Situated just off Roundhill Avenue, on one of the newest developments, has additional upgrades totalling over £25,000.

The property briefly comprises of; Modern Entrance Hallway, with a Stylish Downstairs WC, Large Living Room, to the rear of the property you will find a Generous Size Open-Plan Kitchen / Diner / Entertainment Space, with French Doors to the Rear Garden. The Generous Kitchen is equipped with modern cupboards and integral appliances.

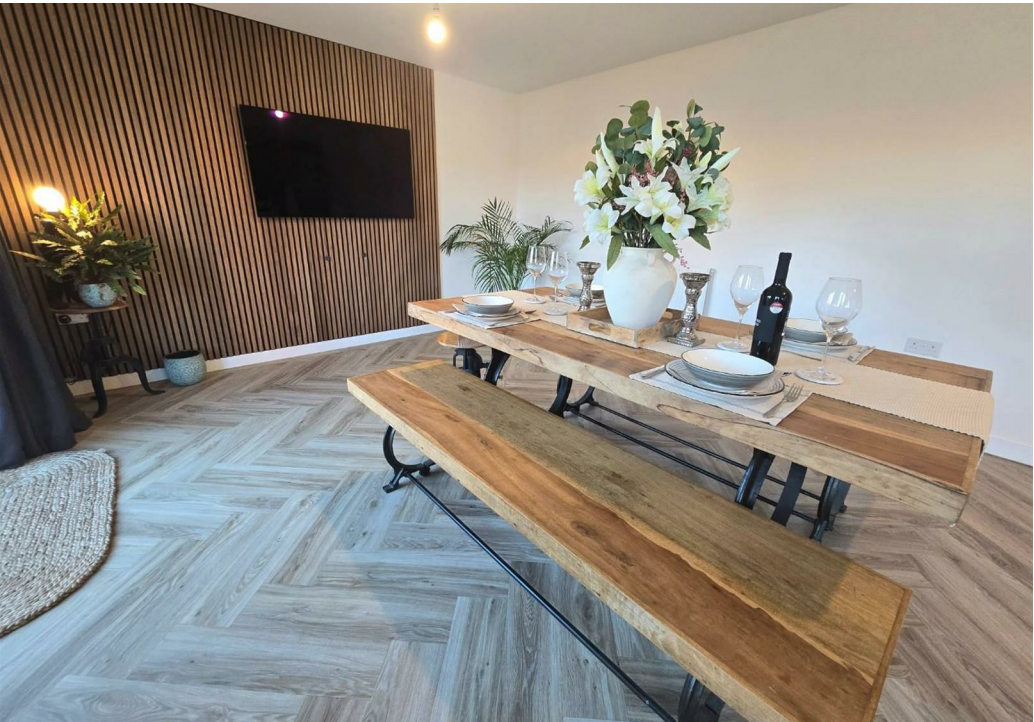
The First Floor provides Generous Landing, with a Spacious Master Bedroom complete with Built-In Wardrobes, and a Modern En-Suite Shower Room, Bedroom Two with Built In Wardrobes, and a further Two Double Bedrooms, Single Bedroom (Currently used as an Office) and a Family Bathroom featuring full height tiling around the contemporary bathtub.

Externally, the front of the property has ample of off street parking with the block paved driveway, whilst the rear garden has a well maintained lawn and patio area, with a Significant Land Drainage System installed across the garden, costing in excess of £30,000.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.











GROUND FLOOR

Entrance Hallway

6'11" x 16'4" (2.12m x 4.98m)

Downstairs WC

3'1" x 5'9" (0.94m x 1.76m)

Living Room

10'11" x 16'3" (3.35m x 4.96m)

Open-Plan Kitchen / Diner / Entertainment Area

27'7" x 12'5" (8.42m x 3.80m)

FIRST FLOOR

Landing

10'8" x 6'10" (3.26m x 2.10m)

Bedroom 1

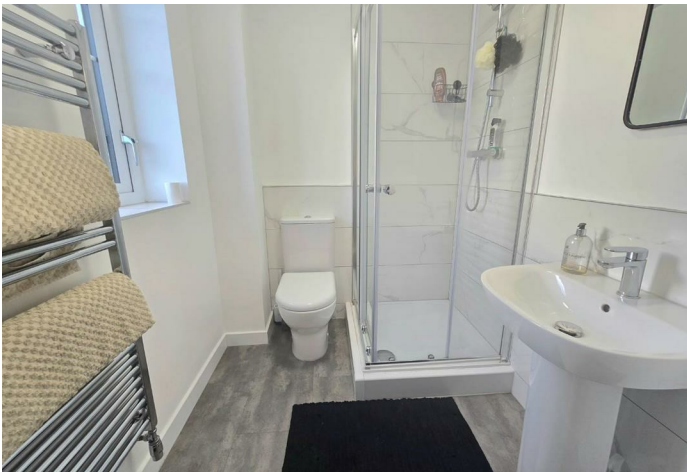
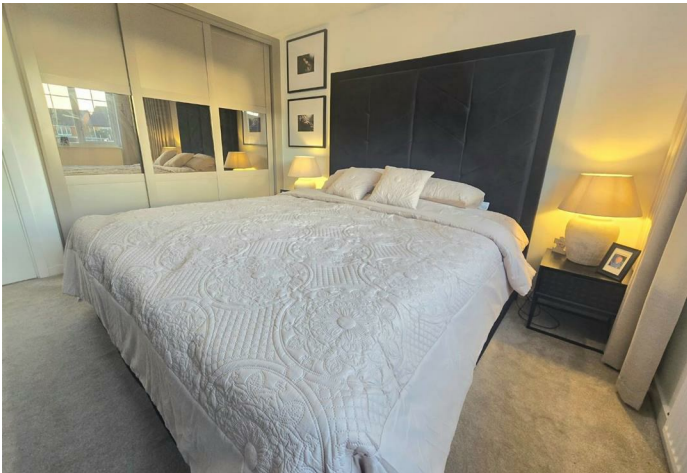
11'1" x 12'2" (3.40m x 3.72m)

En-Suite Shower Room

6'0" x 5'5" (1.84m x 1.67m)

Bedroom 2

9'8" x 13'0" (2.96m x 3.98m)



Bedroom 3

12'8" x 9'10" (3.87m x 3.00m)

Bedroom 4

8'9" x 13'2" (2.67m x 4.03m)

Bedroom 5

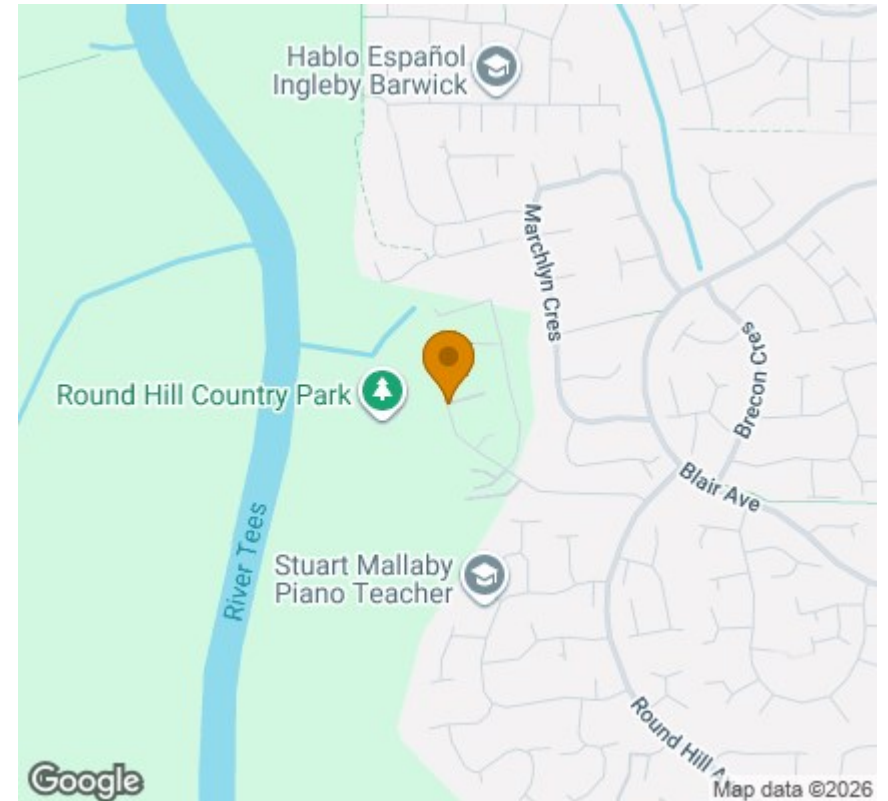
8'7" x 9'8" (2.62m x 2.95m)

Family Bathroom

8'8" x 5'7" (2.66m x 1.71m)

SINGLE INTEGRAL GARAGE

8'7" x 16'0" (2.63m x 4.90m)







Ground Floor



Floor 1



Approximate total area^m
1538 ft²
142.9 m²

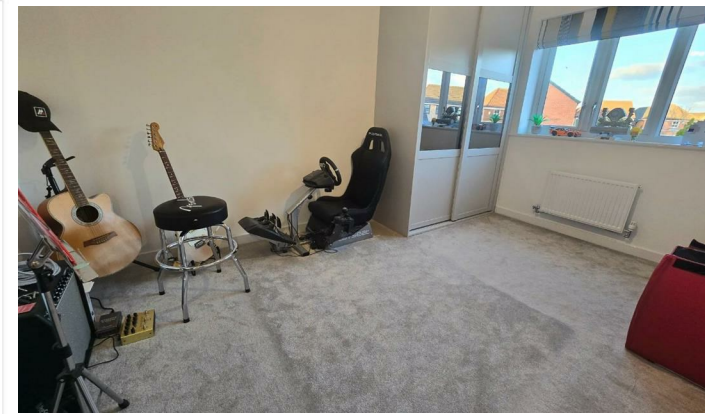
Reduced headroom
14 ft²
1.3 m²

(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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 92 |
| (81-91) | B | 85 | |
| (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.

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