



**Hembury Court, TS17 5NG**  
**4 Bed - House - Detached**  
**Offers Over £280,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Hembury Court

## Ingleby Barwick TS17 5NG

\*\* NO CHAIN \*\*

\*\* DETACHED WITH DOUBLE GARAGE \*\*

Situated on an enviable corner plot within the highly sought-after 'Rings' area of Ingleby Barwick, this impressive four-bedroom detached family home offers generous living space, a beautifully maintained garden and the added benefit of a detached double garage to the rear.

Occupying a superb position, the property immediately impresses with its attractive double-fronted façade and welcoming entrance hallway, creating a bright and spacious first impression. The ground floor provides excellent versatility for modern family living, comprising two well-proportioned reception rooms, ideal for both relaxing and entertaining, along with a convenient downstairs W/C.

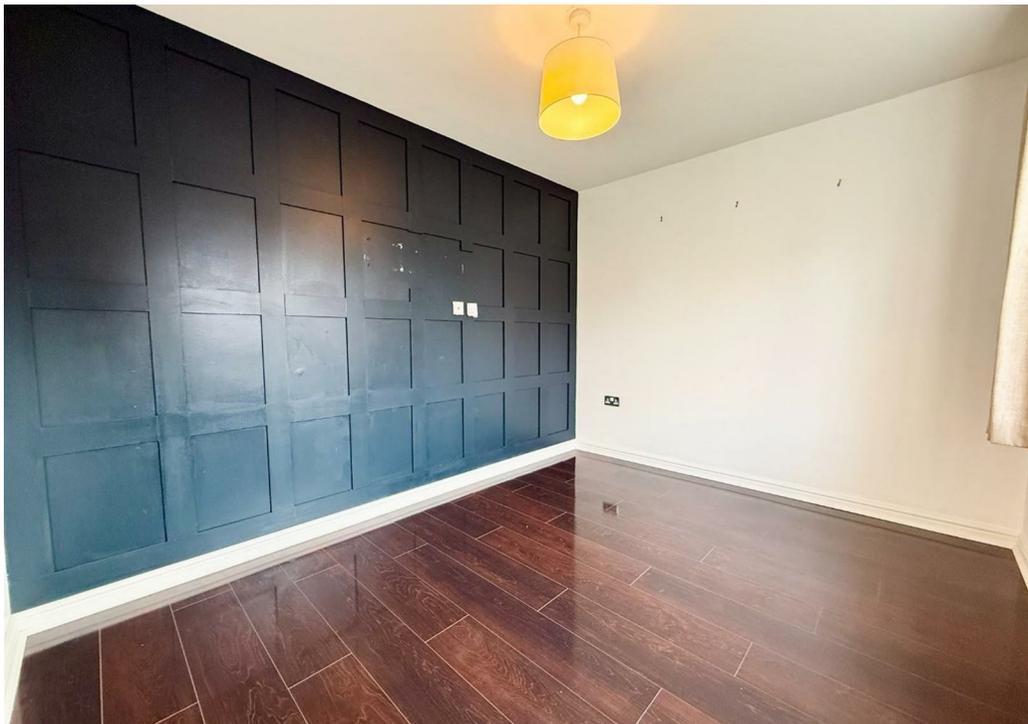
The modern kitchen is thoughtfully designed with ample storage and workspace, complemented by a separate utility room for added practicality. French doors from both the main lounge and the kitchen open directly onto the beautifully lawned rear garden, allowing natural light to flood the living spaces and creating a seamless connection between indoor and outdoor living — perfect for family life and hosting guests.

Upstairs, the property continues to impress with four generous double bedrooms, all benefiting from fitted wardrobes. The master bedroom enjoys the added luxury of a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the home boasts a particularly spacious and private garden thanks to its desirable corner plot position — offering a wonderful open space for children to play and for summer entertaining. To the rear, a detached double garage provides excellent storage and secure parking.

Offered for sale with no onward chain, this fantastic family home combines space, style and location, making it an opportunity not to be missed - contact Smith & Friends Ingleby Barwick.











## GROUND FLOOR

### Hallway

13'6" x 6'8" (4.13m x 2.04m)

### Lounge

18'7" x 10'9" (5.68m x 3.29m)

### Dining Room

8'9" x 10'9" (2.68m x 3.30m)

### Kitchen

13'5" x 10'10" (4.09m x 3.31m)

### Utility Room

5'4" x 7'4" (1.64m x 2.25m)

### W/C

5'5" x 3'1" (1.67m x 0.94m)

## FIRST FLOOR

### Landing

3'9" x 10'9" (1.16m x 3.30m)

### Bedroom 1

12'6" x 8'11" (3.83m x 2.73m)

### En-Suite

5'5" x 7'0" (1.67m x 2.15m)

### Bedroom 2

9'6" x 9'0" (2.91m x 2.76m)

### Bedroom 3

8'11" x 8'11" (2.73m x 2.74m)

### Bedroom 4

9'5" x 8'3" (2.88m x 2.54m)

### Bathroom

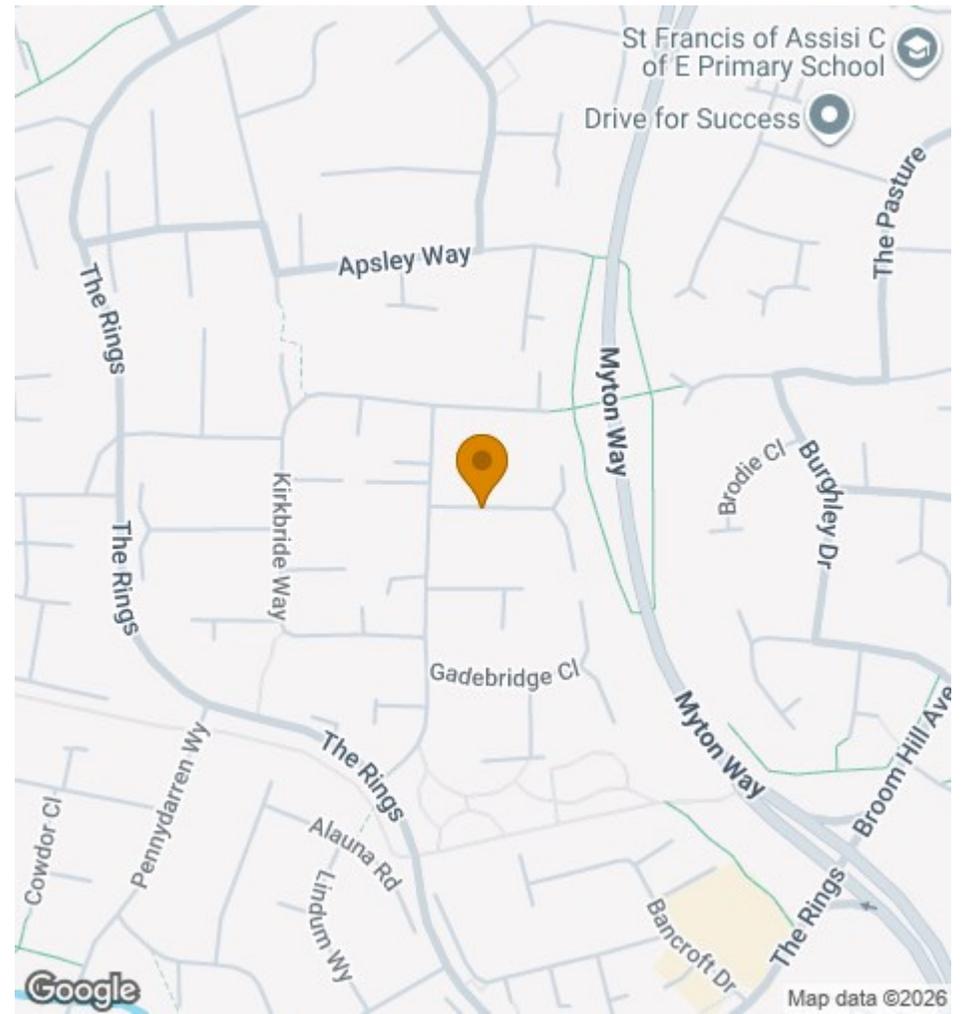
6'3" x 7'6" (1.92m x 2.29m)

## EXTERNALLY

### Garage

18'0" x 17'7" (5.51m x 5.37m)







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>  
 1540 ft<sup>2</sup>  
 143 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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