



**Breton Drive, TS17 0BD**  
**3 Bed - House - Detached**  
**£255,000**

**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: D**



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

# Breton Drive Ingleby Barwick TS17 0BD

**\*\* STUNNING FAMILY HOME \*\***

**\*\* IMMACULATELY PRESENTED THROUGHOUT \*\***

Immaculately presented and truly turn-key ready, this stunning three-bedroom detached home on the highly sought-after Becksid Manor development in Ingleby Barwick is perfect for first-time buyers and growing families alike.

The property welcomes you via an entrance porch into a warm and cosy lounge, seamlessly flowing through to the heart of the home – a beautifully designed open-plan kitchen/diner. Finished to an exceptional, showroom-standard specification, the kitchen boasts a full range of integrated appliances and offers both style and practicality. A separate utility room provides additional storage and convenience. French doors open out onto a generous, landscaped rear garden, enjoying a private, non-overlooked aspect – ideal for relaxing or entertaining.

The ground floor is completed by a larger-than-average, modern tiled WC.

To the first floor, there are three well-proportioned bedrooms, with the master bedroom benefiting from a sleek and stylish en-suite. The contemporary family bathroom is fully tiled and finished to a high standard. Throughout the home, the décor is immaculate, complemented by high-quality fixtures and fittings that enhance its luxurious feel.

Externally, the property offers a single garage and a double-width driveway, providing ample off-street parking.

Ideally located within the catchment area for outstanding schools and close to a range of shops and local amenities, the home also benefits from excellent transport links to the A19, A66, and A174—making it perfect for commuters.

Early viewing is highly recommended to fully appreciate the quality and finish of this exceptional home - **CONTACT SMITH & FRIENDS INGLEBY BARWICK.**



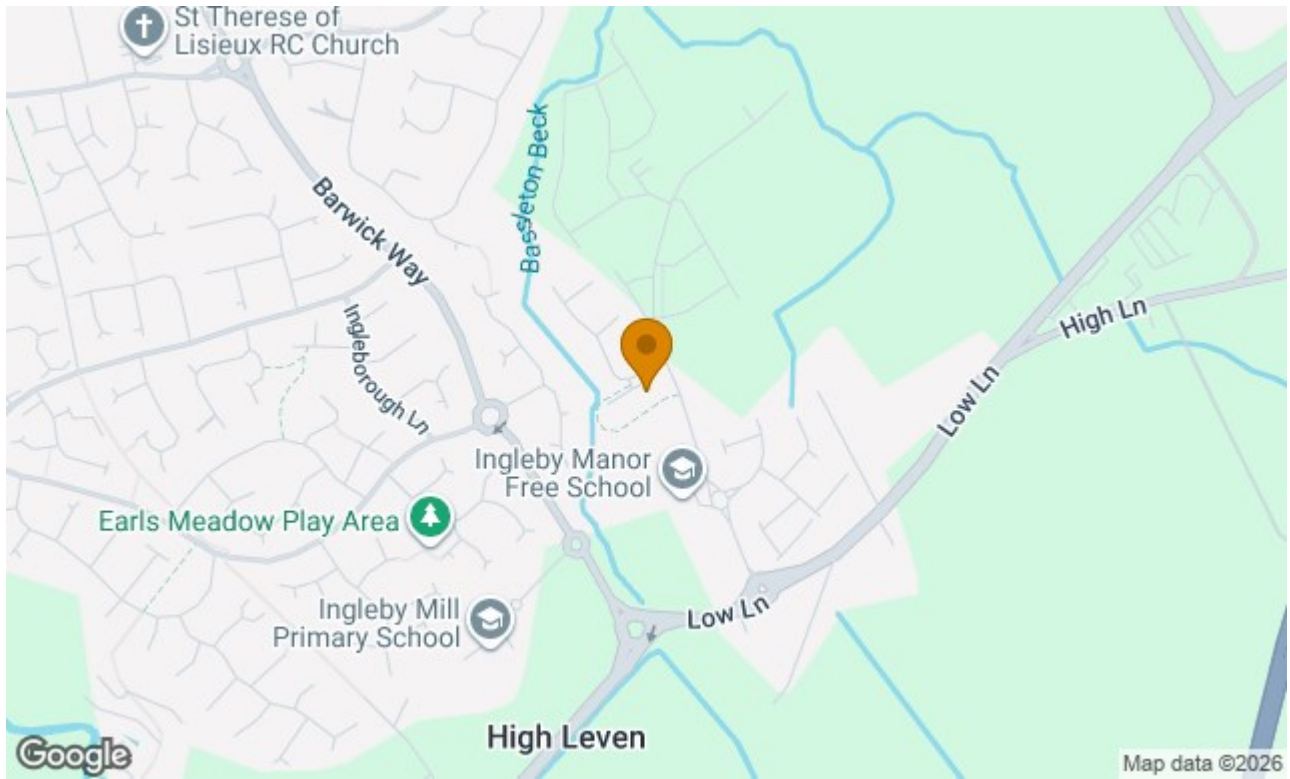












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**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