



**Gilwern Court, Ingleby Barwick, TS17 5DJ**  
**4 Bed - House - Detached**  
**£260,000**

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



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FRIENDS**  
ESTATE AGENTS



# Gilwern Court, TS17 5DJ

**\*\* NO ONWARD CHAIN \*\***

**\*\* LARGE 4 BED DETACHED WITH DOUBLE GARAGE \*\***

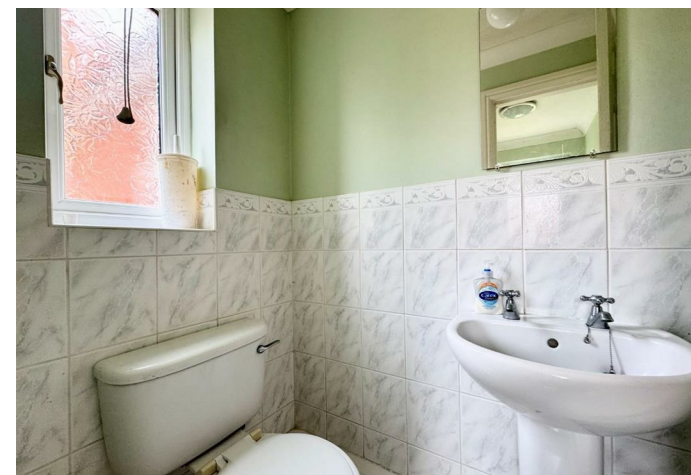
Situated within a highly sought-after cul-de-sac in the popular Roundhill area of Ingleby Barwick, this spacious four-bedroom detached property presents an excellent opportunity for buyers looking to create a stunning family home. Sensibly priced to reflect the modernisation required, this property offers fantastic potential to add significant value.

The ground floor features a generous open plan lounge and dining area, with a bay window to the front allowing for plenty of natural light, and sliding patio doors to the rear opening onto an impressive, large garden—creating an ideal space for both relaxing and entertaining. A kitchen, utility room, and convenient downstairs W/C complete the ground floor layout.

To the first floor, the property offers four well-proportioned bedrooms. The master bedroom benefits from an en-suite and fitted wardrobes, while the second bedroom is notably spacious and includes a dressing room. A family bathroom serves the remaining bedrooms.

Externally, the property boasts a substantial rear garden, ideal for families and outdoor entertaining, along with a double driveway providing ample off-road parking and a double garage.

Ideally located close to highly regarded schools, shops, and local amenities, this property is offered for sale with no onward chain, making it an ideal project for buyers seeking a home with both space and potential in a prime residential setting.



## GROUND FLOOR

### Hallway

5'9" x 14'11"

### Living Room

11'2" x 15'2"

### Dining Room

9'5" x 9'10"

### Kitchen

11'6" x 9'10"

### Utility Room

5'3" x 6'0"

### WC

5'4" x 3'6"

## FIRST FLOOR

### Bedroom 1

10'8" x 13'3"

### En-Suite

6'5" x 6'6"

### Bedroom 2

9'3" x 16'11"

### Dressing Room

8'6" x 7'0"

### Bedroom 3

10'9" x 9'8"

### Bedroom 4

9'2" x 10'10"

### Bathroom

6'5" x 6'5"







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1266 ft<sup>2</sup>  
117.7 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>		
(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		
	72	77
<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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