



Floret Way, Ingleby Barwick, TS17 0GB
4 Bed - House - Detached
£300,000

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



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Floret Way, TS17 0GB

An immaculately presented 4 bedroom detached property presents an excellent opportunity for families seeking a spacious and comfortable home. This Miller built 'Hazelwood' design property boasts well-proportioned bedrooms, and is designed to accommodate both relaxation and practicality, making it ideal for family living.

Upon entering, you are welcomed into a generous reception room that serves as the heart of the home. The layout flows seamlessly, providing a sense of openness and warmth throughout the living spaces.

The property features a stylish kitchen with appliances and a spacious dining area with separate utility room, and the convenience of a ground floor cloaks/w.c. All bedrooms are classed as "double" rooms and offer ample space and natural light, creating a serene atmosphere for restful nights. There is a modern bathroom and en-suite to bedroom 1.



The property includes parking for up to three vehicles, Externally there are gardens to front and rear.

Located in the desirable Ingleby Barwick area, this home is well-positioned for local amenities, schools, and parks, making it a perfect choice for families. With its combination of space, comfort, and convenience, this detached house on Floret Way is a wonderful opportunity not to be missed.

GROUND FLOOR

Entrance Hallway
4'4" x 5'4"

Lounge
11'0" x 15'8"

Open Plan Kitchen/Diner
19'1" x 10'4"

Utility Room
5'2" x 6'11"

W/C
5'3" x 3'1"

FIRST FLOOR

Landing
10'11" x 3'4"

Bedroom 1
14'1" x 14'0"

En-Suite
6'2" x 8'0"

Bedroom 2
12'0" x 8'9"

Bedroom 3
12'1" x 8'9"

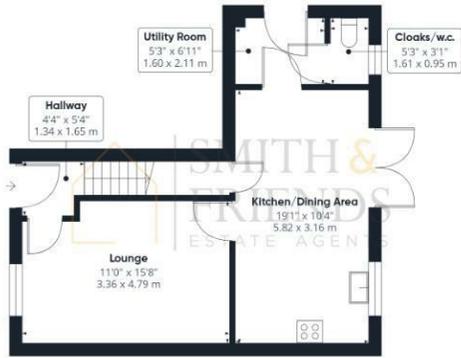
Bedroom 4
10'0" x 8'6"

Family Bathroom
5'7" x 7'0"

SINGLE GARAGE







Ground Floor



Floor 1



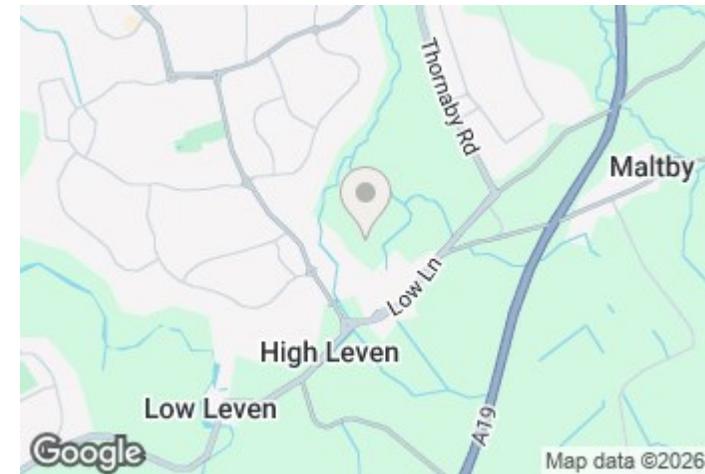
Approximate total area⁽¹⁾

1060 ft²
98.5 m²

(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)	A		93
(81-91)	B	83	
(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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