

Houghton Banks, TS17 5AL
4 Bed - House - Detached
£400,000

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

SMITH & FRIENDS
ESTATE AGENTS

Houghton Banks
Ingleby Barwick TS17 5AL





*** RARE TO THE MARKET ***
*** INCREDIBLE THREE STOREY DETACHED FAMILY HOME ***
*** PERFECT FAMILY HOME WITHIN THE SOUGHT AFTER BROOMHILL AREA ***

NEW TO THE MARKET with Smith & Friends Estate Agents, this Stunning Four Bedroom, Three Storey Detached Family Home, Built by Yuill Builders to the 'Buckleigh' Design, situated within the Popular area of Broomhill, Ingleby Barwick. Located within close proximity of St Francis Primary School, and other Local Amenities, this property is a perfect family home.

The Property Briefly Comprises of; Entrance Hall with Understairs Cloak Cupboard, Double Aspect Living Room with French Doors to a Patio Area in the Rear Garden, Second Reception Room/Dining Room, Impressive Shaker Style Open-Plan Kitchen / Diner with Breakfast Area and French Doors to the Garden, and a Spacious Downstairs WC.
The First Floor boasts a Double Level Landing, with the Master Bedroom benefitting from a Walk-In Dressing Room with Fitted Wardrobes and an Modern En-Suite Four Piece Bathroom featuring a Double Ended Bath Tub. You will also find an additional Second Bedroom with Fitted Wardrobes and En-Suite Shower on this same floor.

The Second Floor again boasts a Double Level Landing which Features Four Pivot Roof Windows, Flooding the Landing with Ample of Natural Light, Two Further Generous Sized Double Bedrooms both with Built-In Wardrobes and off the Landing a Three Piece Family Bathroom.

Externally, the Property is Positioned on a Generous Sized Corner Plot with a Detached Double Garage with a Recently Fitted Electric Roller Door and Double Width Driveway allowing ample of Off-Street Parking. With Well Maintained Gardens to the Front, Side and Rear, this home really is an ideal family home for all.

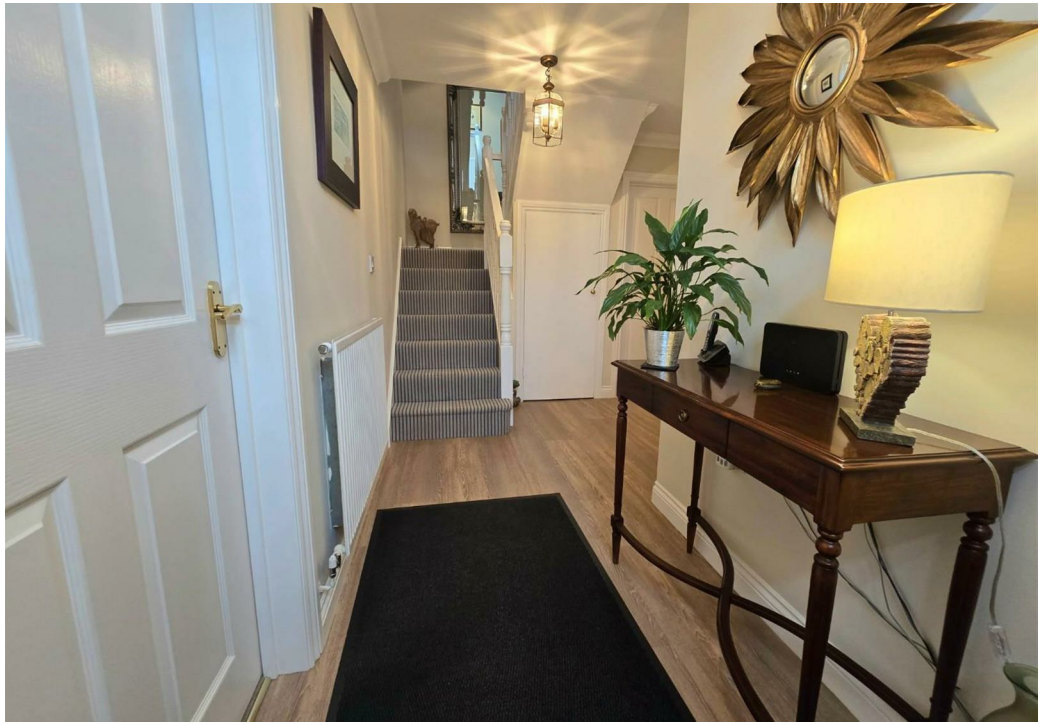
For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.





































GROUND FLOOR

Entrance Hall
3'10" x 13'1" (1.17m x 4.00m)
Understairs Cupboard/Cloakroom

Living Room
11'6" x 18'7" (3.52m x 5.67m)
Double Aspect Views, with French Doors to the Rear Garden

Dining Room
11'2" x 9'7" (3.41m x 2.94m)

Downstairs WC
5'5" x 4'0" (1.67m x 1.24m)

Open-Plan Kitchen/Diner
15'2" x 14'2" (4.63m x 4.33m)

FIRST FLOOR

Landing
6'0" x 4'0" (1.85m x 1.23m)

Bedroom 1
10'5" x 11'1" (3.19m x 3.38m)
Walk-In Dressing Room with Built in Wardrobes - 1.95m x 2.11m

En-Suite
11'9" x 7'3" (3.59m x 2.21m)

Bedroom 2
10'0" x 10'7" (3.05m x 3.25m)
Built-in Wardrobes

Ensuite Shower Room
6'10" x 5'6" (2.10m x 1.69m)

SECOND FLOOR

Landing
6'2" x 3'2" (1.88m x 0.98m)
Stunning Four Pivot Roof Windows, Flooding the Landing with Ample of Natural Light

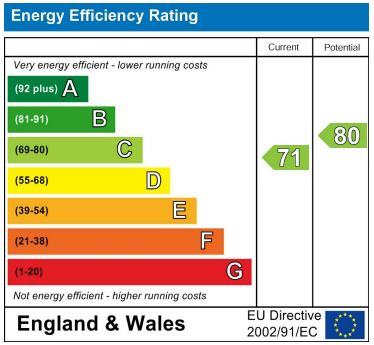
Bedroom 3
11'1" x 10'11" (3.38m x 3.35m)
Built-in Wardrobes

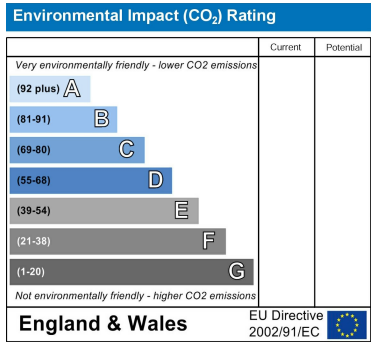
Bedroom 4
10'1" x 10'9" (3.09m x 3.28m)
Built-in Wardrobes

Family Bathroom
6'11" x 5'6" (2.11m x 1.69m)

DETACHED DOUBLE GARAGE
18'2" x 17'10" (5.56m x 5.45m)
Electric Supply, with New Double Roller Garage Door

















Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area(1)

1734.61 ft²

161.15 m²

Reduced headroom

1.35 ft²

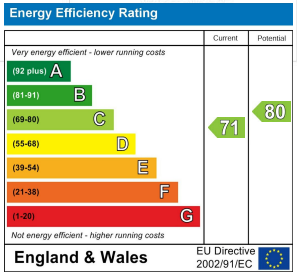
0.13 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.









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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