



Apsley Way, Ingleby Barwick, TS17 5GB
5 Bed - House - Detached
£375,000

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



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Apsley Way, TS17 5GB

NO CHAIN | FIVE BEDROOMS | THREE RECEPTION ROOMS | SOUTH-FACING GARDEN | DOUBLE GARAGE | LARGE DRIVE

Offered with no onward chain, this substantial five-bedroom, detached family home is positioned within a quiet cul-de-sac in the highly sought-after “Rings” development In Ingleby Barwick. Enjoying a private setting, the property benefits from an extensive resin driveway providing off-street parking for up to four vehicles, together with a detached double garage with electric roller door.

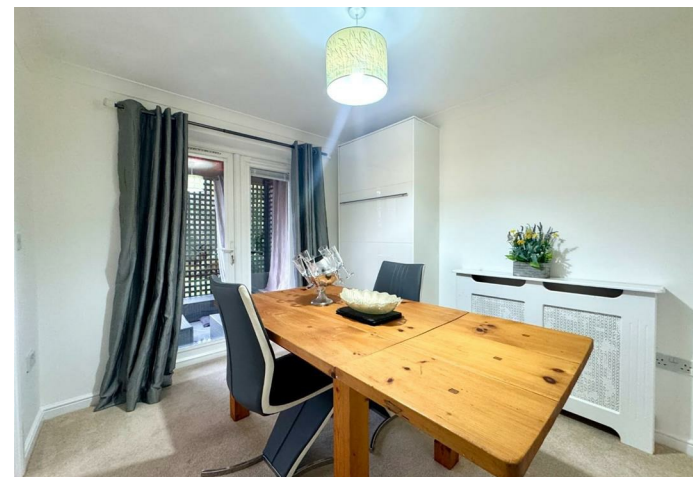
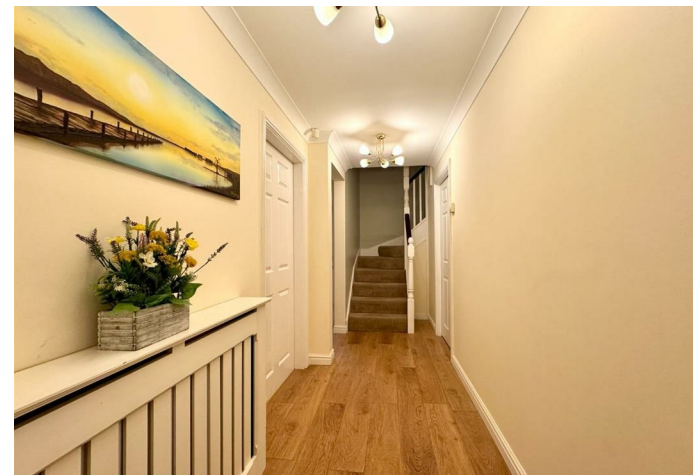
The well-planned accommodation is ideal for modern family living and professional buyers alike. The ground floor comprises a welcoming entrance hall, cloakroom/WC, spacious living room, second reception room, and an impressive open-plan kitchen/diner with French doors opening onto the South facing rear garden. A third reception room offers flexible use as a formal dining room, home office or playroom.

To the first floor are three generous double bedrooms, including the principal bedroom with fitted wardrobes, Juliet balcony and a large, modern en-suite shower room. The second floor provides two further spacious double bedrooms and an additional shower room, making this an ideal home for larger families or those working from home.

Externally, the front garden is neatly laid to lawn, while the south-facing rear garden is perfect for entertaining, featuring a patio area, lawn, timber gazebo and summer house.

Apsley Way is perfectly placed for families and professionals, with a range of highly regarded primary and secondary schools close by. Local shops, supermarkets, cafés and leisure facilities are all within easy reach in Ingleby Barwick and neighbouring Yarm. Excellent road links via the A66 and A19 provide convenient access to Teesside, Darlington and the wider region, while nearby rail stations offer regular services for commuters.

Early viewing is highly recommended to appreciate the space, setting and lifestyle this outstanding home has to offer.









Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2061 ft²
191.6 m²

Reduced headroom

35 ft²
3.3 m²

(1) Excluding balconies and terraces.

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

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	86
	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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