



Bowood Close, Ingleby Barwick, TS17 5GP
3 Bed - House - Detached
£210,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Bowood Close, TS17 5GP

- ** NO ONWARD CHAIN **
- ** IMPRESSIVE DETACHED FAMILY HOME **
- ** PARTIALLY CONVERTED GARAGE **

Occupying a desirable position within the ever-popular Broomhill area of Ingleby Barwick, this beautifully presented three-bedroom detached home offers excellent kerb appeal, spacious accommodation and a stunning landscaped rear garden, making it an ideal purchase for families and professionals alike.

Offered to the market with NO ONWARD CHAIN, the property welcomes you via an entrance porch into a bright and inviting living room, featuring an attractive electric fireplace as its focal point. To the rear, the heart of the home is the open-plan kitchen/dining room, providing an excellent space for everyday living and entertaining, with French doors opening directly onto the beautifully maintained rear garden.

The landscaped garden enjoys a delightful seating area and a superb summerhouse complete with electric supply, creating the perfect space for a home office, hobby room or relaxing retreat.

The ground floor is further enhanced by a convenient downstairs WC and a partially converted garage, providing a useful storage room while retaining practical functionality.

To the first floor are two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room with a recently replaced shower cubicle. Completing the accommodation is a modern three-piece family bathroom.

Further features include a fully boarded loft with access ladder, block-paved driveway providing off-street parking for two vehicles, and an EV charging point.

Ideally situated close to highly regarded schools, shops and local amenities, the property also offers excellent commuter links with easy access to the A66, A19 and A174.

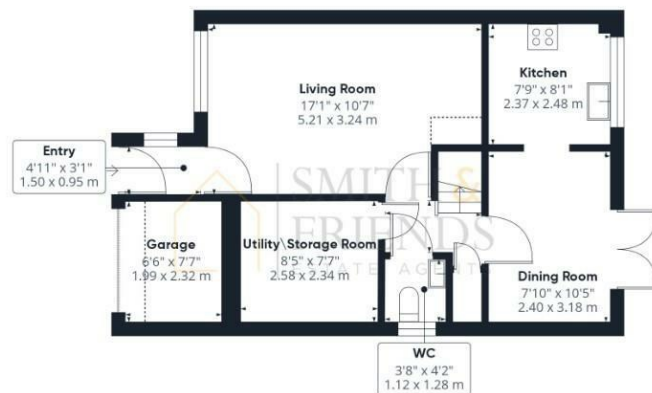
Early viewing is highly recommended to fully appreciate the quality, location and lifestyle on offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK

GROUND FLOOR	Landing 6'2" x 2'6"
Entrance 4'11" x 3'1"	Bedroom 1 11'3" x 11'0"
Living Room 17'1" x 10'7"	En-Suite 5'9" x 4'6"
Dining Room 7'10" x 10'5"	Bedroom 2 10'9" x 10'5"
Kitchen 7'9" x 8'1"	Bedroom 3 8'9" x 8'0"
Utility \ Storage Room 8'5" x 7'8"	Bathroom 8'1" x 5'2"
WC 3'8" x 4'2"	EXTERNALLY
FIRST FLOOR	Garage 6'6" x 7'7"









Ground Floor



Floor 1

Approximate total area⁽¹⁾

938 ft²

87.2 m²

Reduced headroom

13 ft²

1.2 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	70	78
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.

**Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH**

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk

