



Lowfields Green, TS17 0RA
4 Bed - House - Detached
£315,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Lowfields Green

Ingleby Barwick TS17 0RA

**** NO ONWARD CHAIN ****

**** LARGE SOUTH FACING GARDEN ****

**** DELIGHTFUL SETTING OVERLOOKING THE GREEN ****

Rarely available and offered to the market with NO ONWARD CHAIN, this exceptional four-bedroom detached family home occupies a delightful end plot in the highly sought-after Lowfields area of Ingleby Barwick, enjoying attractive open views across The Green.

Beautifully presented throughout, the property welcomes you via a spacious entrance hallway with a large built-in storage cupboard. The stylish living room features a contemporary media wall with an electric fireplace, while French doors open onto the private south-facing rear garden. A recently refurbished second reception room offers flexible accommodation, ideal as a family room, home office or ground-floor bedroom, with internal access to the impressive integral garage.

The spacious open-plan kitchen/diner is fitted with a modern range of units, creating the perfect space for family living and entertaining. A contemporary ground-floor WC completes the accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a modern en-suite shower room. A stylish family bathroom with a white three-piece suite serves the remaining bedrooms.

Externally, this home truly excels. The attractive front garden enjoys uninterrupted views over The Green, while the beautifully landscaped south-facing rear garden is mainly laid to lawn with block-paved patio areas, providing a private space for relaxing and entertaining. A block-paved driveway offers parking for three vehicles, with additional side parking for two more cars, and a double sized garage.

Ideally located close to highly regarded schools, local shops, parks and a wide range of amenities, this is a superb family home in one of Ingleby Barwick's most desirable locations. Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK











GROUND FLOOR

Hallway

3'11" x 13'7" (1.20m x 4.16m)

Reception 1

15'0" x 17'7" (4.59m x 5.36m)

Reception 2

9'4" x 17'6" (2.86m x 5.34m)

Kitchen \ Diner

10'2" x 21'5" (3.10m x 6.55m)

WC

2'9" x 6'2" (0.85m x 1.88m)

FIRST FLOOR

Landing

6'5" x 14'4" (1.97m x 4.38m)

Bedroom 1

10'10" x 14'5" (3.31m x 4.41m)

En-Suite

3'5" x 3'5" (1.05m x 1.05m)

Bedroom 2

11'8" x 10'2" (3.56m x 3.11m)

Bedroom 3

11'6" x 7'2" (3.52m x 2.19m)

Bedroom 4

6'6" x 6'11" (2.00m x 2.13m)

Bathroom

7'1" x 6'10" (2.16m x 2.09m)

EXTERNALLY

Double Garage

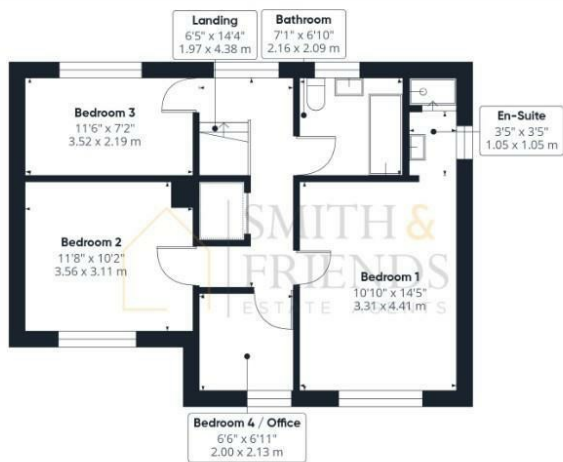
15'11" x 17'10" (4.87m x 5.46m)







Ground Floor



Floor 1

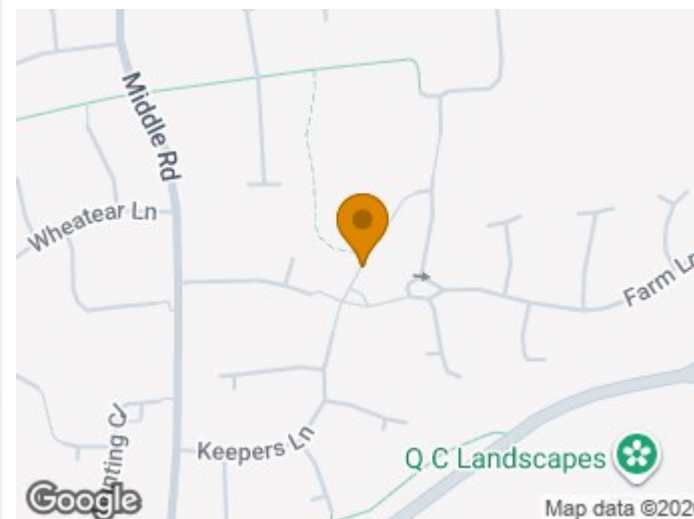


Approximate total area⁽¹⁾
1543 ft²
143.3 m²

(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		
(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		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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