



**Coleton Gardens, Ingleby Barwick, TS17 0YA**  
**4 Bed - House - Detached**  
**£265,000**

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



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# Coleton Gardens, TS17 0YA

Smith & Friends Estate Agents are delighted to bring to market this well-proportioned four-bedroom detached home, an ideal purchase for a growing family. Situated in a sought-after location, the property benefits from close proximity to reputable schools within catchment areas, making it a perfect choice for families with children.

The home offers a fantastic opportunity for the new owners to put their own stamp on it, with well-maintained interiors and a spacious layout throughout. Upon entering, you are welcomed by a bright entrance hallway leading to a comfortable lounge positioned at the front of the property. There is a separate dining room, perfect for entertaining or family meals, alongside a fitted kitchen with granite worktops, a utility room (also featuring granite worktops), and a convenient ground floor cloakroom.

Upstairs, the property offers four bedrooms. The master bedroom features a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, complete with a power shower.

Externally, the property enjoys a beautifully maintained, south-west facing rear garden that is not overlooked, providing excellent privacy. It is mainly laid to lawn with attractive borders and a dedicated seating area, ideal for relaxing or social gatherings. To the front, there is a double driveway providing ample off-road parking and access to a single garage.

## Hallway

1 x front entrance door, 1 x radiator and stairs to upper.

## Lounge

1 x front double glazed window, flooring, 1 x radiator, fire and surround.

## Dining Room

Rear double glazed patio doors, flooring and 1 x radiator.

## Kitchen

1 x rear double glazed window, 1 x radiator, tiled flooring spotlights, fully tiled flooring and understairs storage cupboard.

## Utility

1 x rear UPVC door, tiled flooring, 1 x rear double glazed window, wall/base units and Baxi boiler.

## Cloakroom

1 x side double glazed window, tiled flooring, spotlights, w/c, wash hand basin and heated towel rail.

## Landing

Carpet flooring, cupboard, loft access and 1 x front double glazed window.

## Bedroom

Fitted robes, carpet flooring, 1 x radiator and 1 x front double glazed window.

## Ensuite

1 x side double glazed window, shower cubicle, w/c, wash hand basin, spot lights, part tiled and heated towel rail.

## Bedroom

1 x front double glazed window, 1 x radiator, carpet flooring and fitted robes.

## Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

## Bedroom

1 x rear double glazed window, carpet flooring, storage cupboard and 1 x radiator.

## Bathroom

1 x rear double glazed window, bath, shower, wash hand basin, w/c spotlights, heated towel rail and tiled.

## External

Garage and double driveway  
Gardens front & rear.



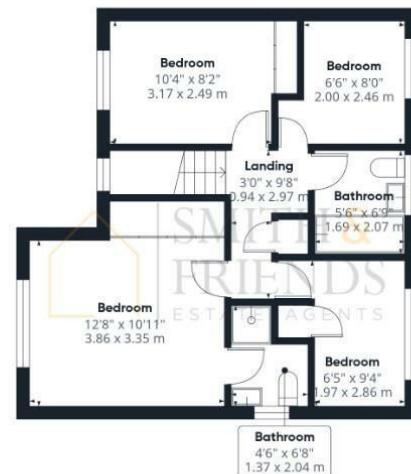






Approximate total area<sup>(1)</sup>

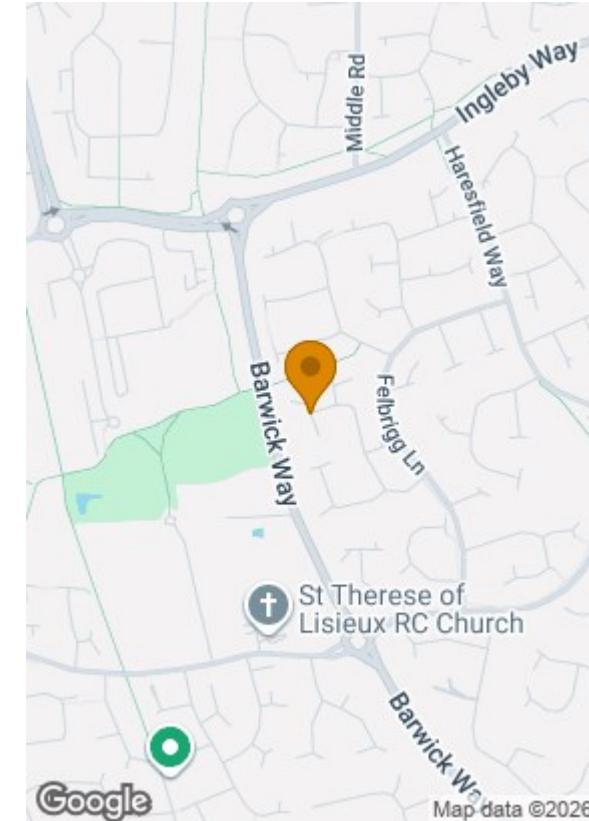
971 ft<sup>2</sup>  
90.2 m<sup>2</sup>



(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		78
(81-91) B		
(69-80) C		
(55-68) D		60
(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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