



Impressive "McClean" Built family home that has undergone significant improvements by the current owners and now offers a versatile and practical layout that will appeal to a variety of potential buyers. Occupying a generous plot that affords a good degree of privacy to the rear, early viewing is strongly recommended to fully appreciate. Well presented throughout and boasting a spacious sunroom, and recently replaced family bathroom, and ensuite

The ground floor offers generous accommodation with solid oak flooring throughout and briefly comprises of, Entrance hallway, downstairs toilet, dining room, well equipped kitchen, lounge and sunroom. To the first floor there are four good sized bedrooms ( master with ensuite) and family bathroom. The rear garden affords a good degree of privacy and is mainly laid to lawn with well stocked borders and paved patio area, the open plan front garden is landscaped for easy maintenance with double width driveway leading to the single garage.

**Penberry Gardens, Ingleby Barwick, TS17 5ED**

**4 Bed - House**

**£284,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Penberry Gardens, Ingleby Barwick, TS17 5ED



## GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM WC

DINING ROOM

13' x 8'8 (3.96m x 2.64m)

KITCHEN

15'8 x 8'10 (4.78m x 2.69m)

LOUNGE

14'8 x 12'5 (4.47m x 3.78m)

SUN ROOM

13'6 x 8'7 (4.11m x 2.62m)

FIRST FLOOR

LANDING

BEDROOM 1 ( FRONT)

11'11 x 11'8 (3.63m x 3.56m)

EN SUITE

BEDROOM 2 ( FRONT)

9'11 8'7 (3.02m 2.62m)

BEDROOM 3 ( REAR)

9'3 x 8'9 (2.82m x 2.67m)

BEDROOM 4 ( REAR)

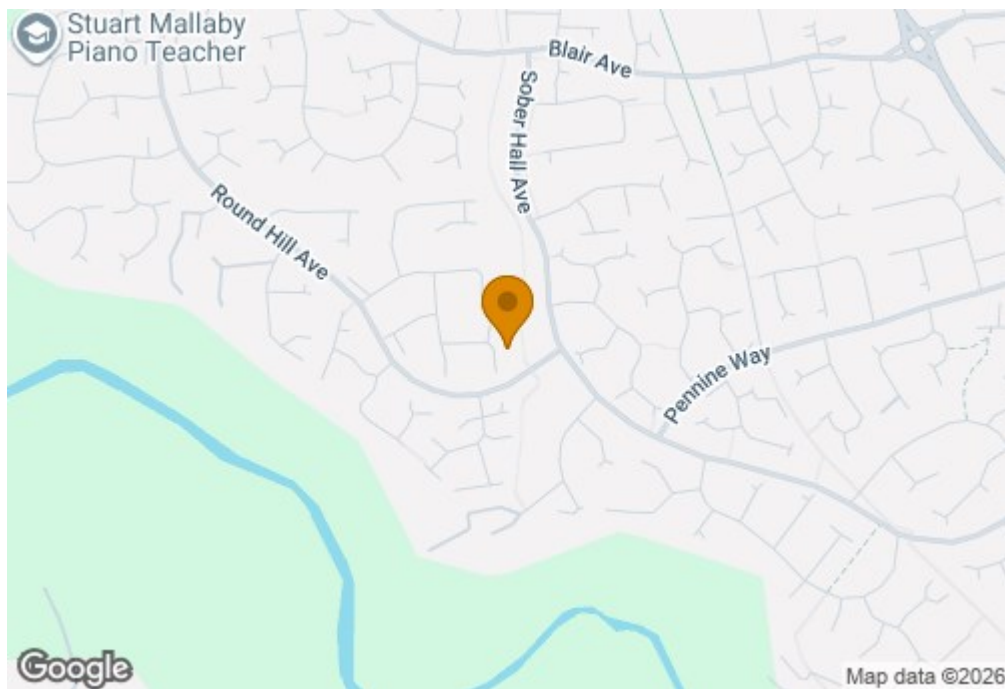
10' x 7'5 (3.05m x 2.26m)

FAMILY BATHROOM

EXTERNALLY



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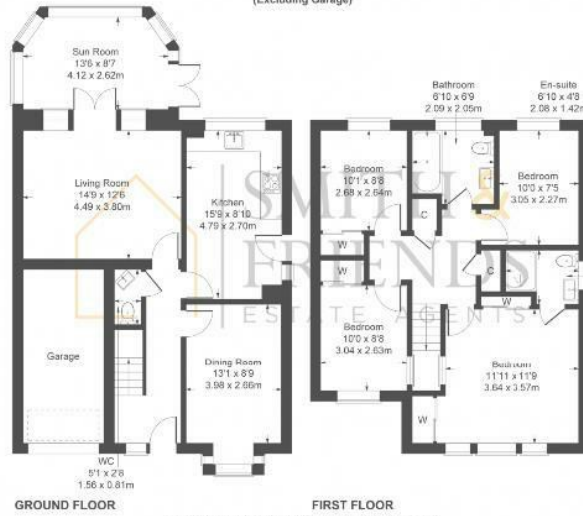
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## Penberry Gardens

Approximate Gross Internal Area  
1367 sq ft - 127 sq m  
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026  
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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