



**Nunnington Close, Ingleby Barwick, TS17 0TZ**  
**4 Bed - House - Detached**  
**Guide Price £225,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Nunnington Close, TS17 0TZ

**\*\* NO CHAIN SALE \*\***

**\*\* EXTENDED 4 BED DETACHED PROPERTY \*\***

Set within the highly sought-after Beckfields area of Ingleby Barwick, this extended four-bedroom detached home presents an excellent opportunity for families, offered to the market with NO ONWARD CHAIN.

Upon entering, a welcoming entrance porch leads into a generously sized lounge, perfect for relaxing and entertaining. To the rear, the heart of the home is the spacious kitchen diner, featuring French doors that open out onto a large, private garden that is not overlooked—ideal for outdoor dining and family life. The ground floor also benefits from a separate utility room and a convenient downstairs W/C.

To the first floor, the property offers four well-proportioned double bedrooms, a modern family bathroom, alongside a separate shower room.

Externally, the home boasts a single garage and a double-width driveway, providing ample off-street parking. The rear garden offers a high degree of privacy, making it a standout feature for buyers seeking outdoor space.

Ideally located close to shops, local amenities, and within the catchment area for highly regarded schools, this property combines space, privacy, and convenience—making it a fantastic family home.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

**FOR SALE BY AUCTION. STARTING BID PRICE £225,000**

## GROUND FLOOR

**Entrance Hallway  
4'10" x 5'0"**

**Lounge  
11'10" x 14'3"**

**Kitchen\Diner  
14'11" x 10'0"**

**Utility Room  
4'5" x 8'2"**

**W/C  
2'7" x 3'11"**

## FIRST FLOOR

**Landing  
6'5" x 9'3"**

**Bedroom 1  
14'10" x 8'5"**

**Bedroom 2  
7'3" x 11'2"**

**Shower Room  
4'6" x 6'7"**

**Bedroom 3  
14'6" x 5'9"**

**Bedroom 4  
8'5" x 9'3"**

**Bathroom  
5'7" x 6'1"**

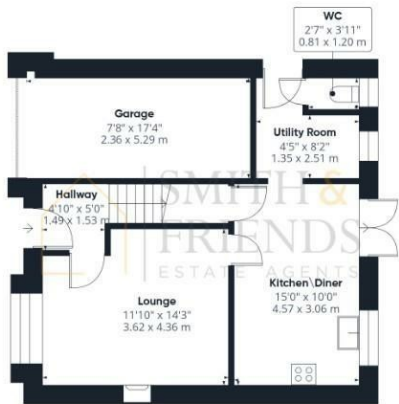
## EXTERNALLY

**Garage  
7'8" x 17'4"**









Ground Floor



Floor 1



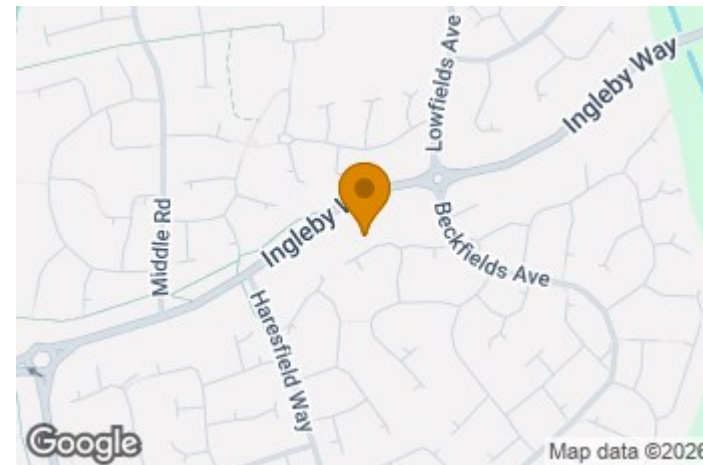
Approximate total area<sup>1)</sup>

1071 ft<sup>2</sup>  
99.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	51	74
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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH  
Tel: 01642 762944  
inglebybarwick@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

