



Little Pasture, TS17 5ND
4 Bed - House - Detached
£367,500

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



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Little Pasture Ingleby Barwick TS17 5ND

** NO CHAIN SALE **

** FULLY REFURBISHED THROUGHOUT **

Situated within the highly desirable Broomhill area of Ingleby Barwick, this exceptional four-bedroom detached property has been fully refurbished to an outstanding standard, with no expense spared and offered to the market with no onward chain.

From the moment you step inside, the welcoming entrance hallway sets the tone for the quality throughout. The spacious living room features a large bay window, flooding the space with natural light, alongside a professionally installed floating contemporary media wall complete with an electric fireplace—perfect for modern family living. The living area flows seamlessly into the dining room, where doors open out onto a generous decking area and an impressive private rear garden that is not overlooked.

The heart of the home is the superb newly fitted kitchen, finished to a high specification with integrated appliances, stylish units, and feature wall panelling that adds a touch of luxury. A convenient downstairs WC completes the ground floor.

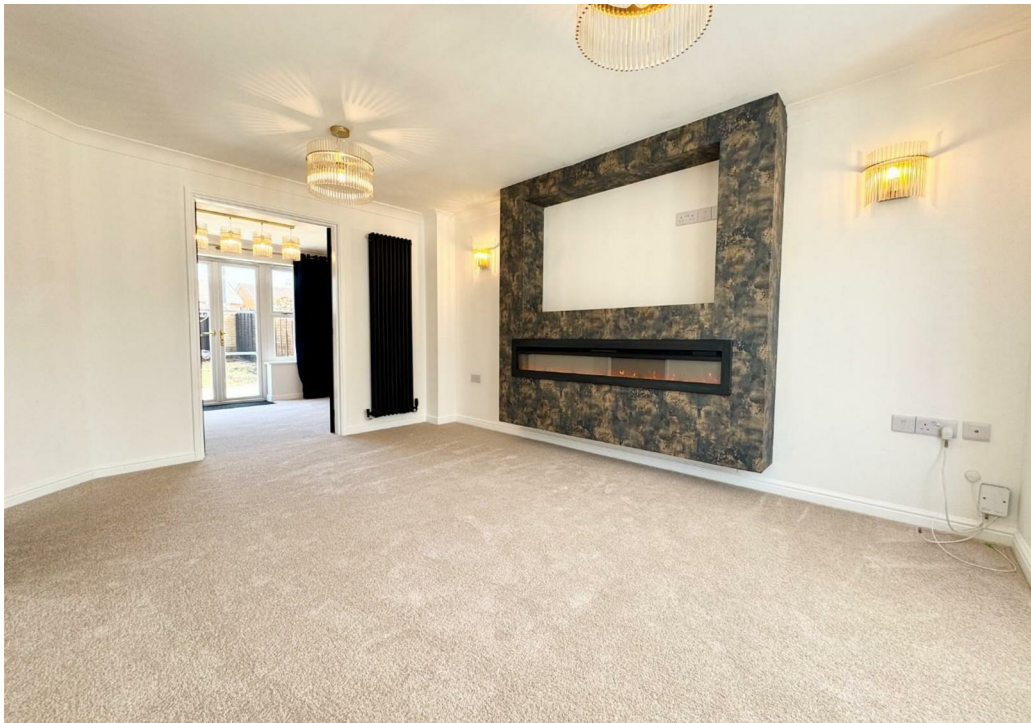
To the first floor, the property offers four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a sleek, modern en-suite shower room. Bedroom two is particularly spacious and also includes fitted wardrobes and additional storage. A beautifully finished family bathroom, fully tiled and fitted with high-quality fixtures, serves the rest of the home.

Externally, the property continues to impress with a double-width driveway, single garage complete with EV charging point, and a substantial rear garden offering excellent privacy—ideal for entertaining or relaxing.

Perfectly positioned close to highly regarded schools, local shops, and everyday amenities, the home also benefits from excellent transport links via the A66, A19, and A174, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the quality and space on offer.











GROUND FLOOR

Hallway

3'0" x 16'4" (0.93m x 5.00m)

Living Room

9'9" x 14'1" (2.99m x 4.31m)

Dining Room

9'5" x 8'9" (2.89m x 2.69m)

Kitchen

15'8" x 8'9" (4.78m x 2.68m)

W/C

2'10" x 4'11" (0.87m x 1.51m)



FIRST FLOOR

Landing

13'5" x 2'11" (4.10m x 0.90m)

Bedroom 1

11'2" x 9'6" (3.42m x 2.91m)

En-Suite

7'6" x 3'8" (2.31m x 1.12m)

Bedroom 2

12'3" x 11'4" (3.75m x 3.47m)

Bedroom 3

9'4" x 8'11" (2.85m x 2.72m)

Bedroom 4

8'10" x 6'10" (2.71m x 2.10m)

Bathroom

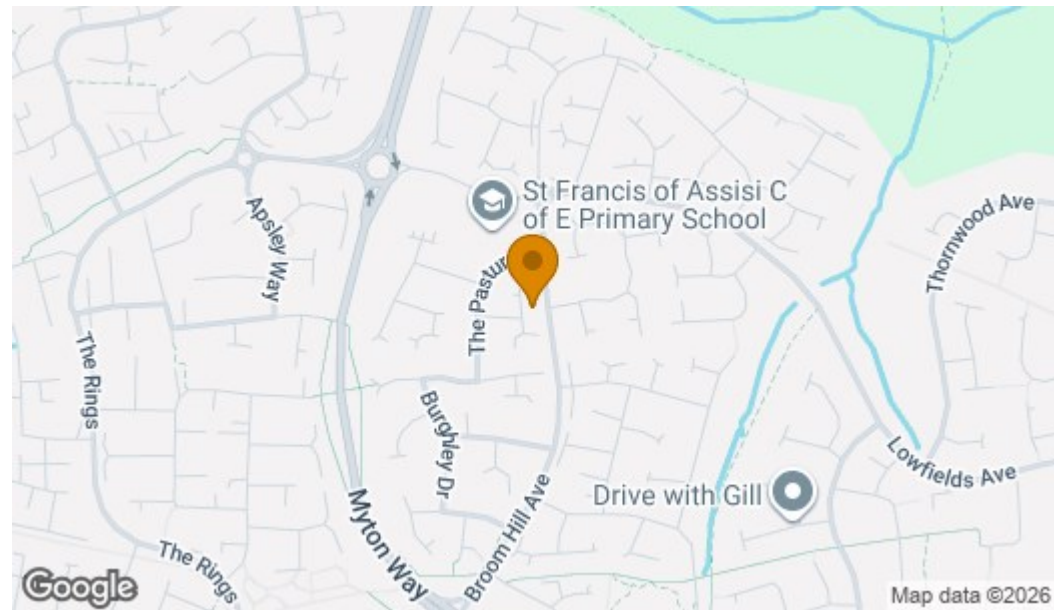
7'0" x 6'1" (2.14m x 1.87m)

EXTERNALLY

Garage

8'3" x 16'9" (2.52m x 5.11m)







Ground Floor



Floor 1



Approximate total area⁽¹⁾
1153 ft²
107.2 m²

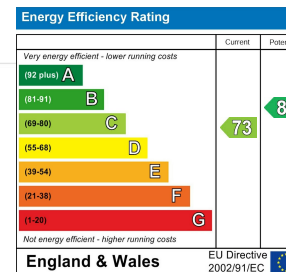
Reduced headroom
18 ft²
1.7 m²

(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



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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