



Pennydarren Way, TS17 5JA
5 Bed - House - Detached
£375,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: F



**SMITH &
FRIENDS**
ESTATE AGENTS

Pennydarren Way Ingleby Barwick TS17 5JA

**** EXECUTIVE LARGE 5 BED DETACHED HOME ****

**** DOUBLE GARAGE ****

Smith & Friends are pleased to bring to market this executive five-bedroom detached family home, beautifully positioned on an enviable plot within the highly sought-after 'Rings' development of Ingleby Barwick. Boasting a double garage, generous driveway and a landscaped rear garden that is not directly overlooked, this exceptional property also benefits from the remainder of the NHBC warranty.

Internally, the property opens into a bright and welcoming entrance hall featuring stylish tiled flooring, a stunning upgraded oak and glass staircase, and upgraded internal doors throughout. Designed with modern family living in mind, the home offers two spacious reception rooms alongside an impressive 20ft+ open-plan kitchen/dining area, perfect for entertaining and everyday living, complemented by a separate utility room and ground floor WC.

To the first floor are five well-proportioned bedrooms, including four generous doubles. The impressive master suite benefits from a particularly spacious en-suite bathroom complete with bath and separate shower facilities. The fifth bedroom offers excellent flexibility and would make an ideal nursery, dressing room or home office.

Externally, the beautifully landscaped rear garden provides a private outdoor retreat and is not directly overlooked, creating the perfect space for relaxing or entertaining.

Ideally located close to highly regarded schools, shops and local amenities, the property also offers excellent transport links to the A66, A19 and A174, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the space, finish and superb position this outstanding family home has to offer.





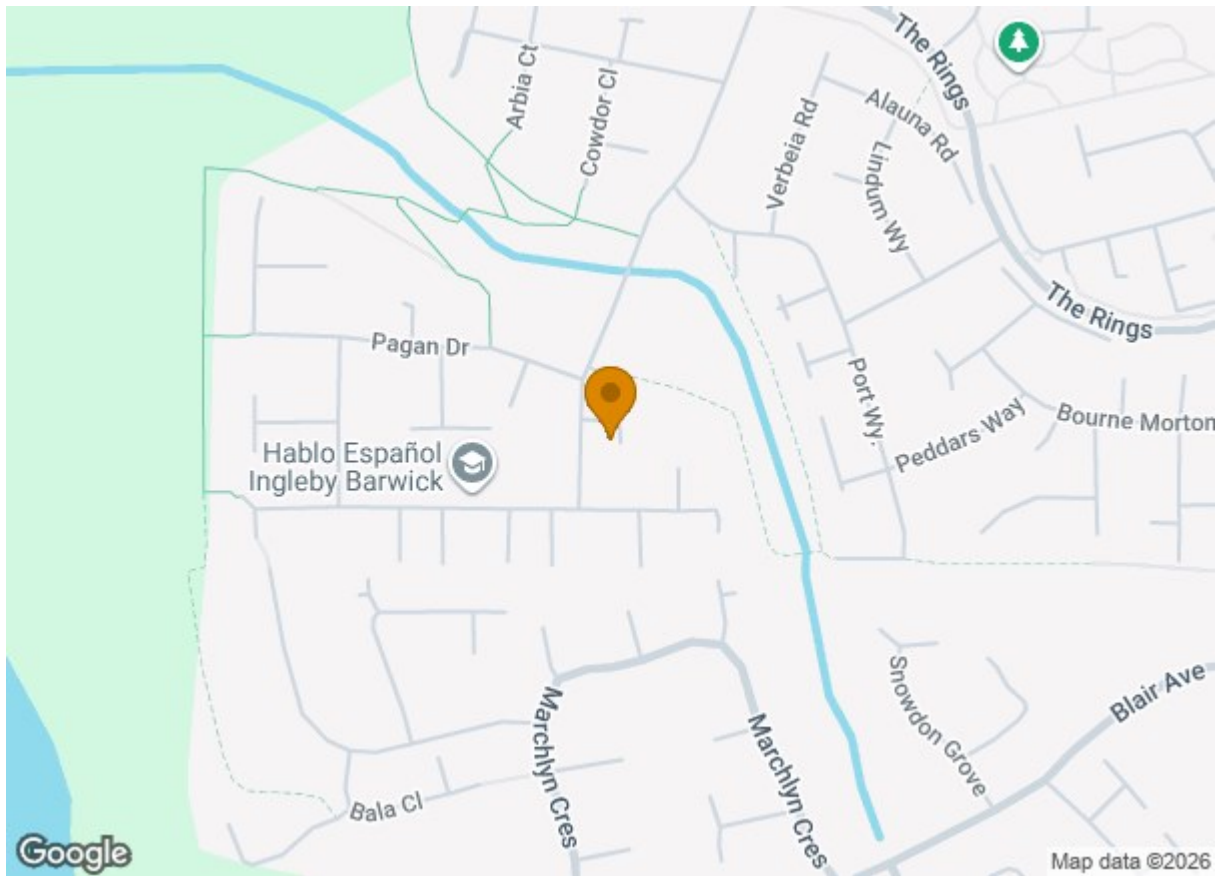






- Executive five-bedroom detached family home
- Enviably plot with double garage, large driveway and landscaped rear garden
- Remainder of NHBC warranty included
- Two spacious reception rooms ideal for modern family living
- Impressive 20ft+ open-plan kitchen/dining area
- Separate utility room and ground floor WC
- Close to highly regarded schools, shops and local amenities
- Excellent transport links to the A66, A19 and A174
- Early viewing highly recommended





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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