



Floret Way, Ingleby Barwick, TS17 0GB
3 Bed - House - Semi-Detached
£199,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Floret Way, TS17 0GB

Situated on the highly sought-after Beckside Manor development, this beautifully presented three-bedroom semi-detached home offers stylish, modern living, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize. Benefitting from the remainder of the NHBC warranty, the property is ready to move straight into.

The accommodation begins with an inviting entrance hallway leading into a spacious and well-proportioned living room, which flows seamlessly through to the contemporary kitchen/diner at the rear of the property. The modern fitted kitchen features a range of integrated appliances, while French doors open onto a generous south-west facing rear garden, creating the perfect space for entertaining or enjoying the afternoon and evening sun. Completing the ground floor is a useful utility room and a convenient downstairs WC.

To the first floor are two generous double bedrooms, a well-sized single bedroom, and a modern family bathroom fitted with a white three-piece suite. The master bedroom further benefits from its own en-suite shower room.

Externally, the property enjoys a good-sized enclosed rear garden and driveway parking for two vehicles.

Ideally located within this popular modern development, the property is close to highly regarded schools, shops and a wide range of local amenities, while offering excellent transport links to the A66, A19 and A174, making it perfect for commuters.

Early viewing is highly recommended to appreciate everything this fantastic home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK

GROUND FLOOR

Hallway
4'7" x 6'9"

Living Room
11'10" x 14'8"

Kitchen
10'10" x 12'5"

Utility
3'6" x 6'3"

WC
3'8" x 5'10"

FIRST FLOOR

Landing
3'4" x 8'11"

Bedroom 1
10'2" x 10'9"

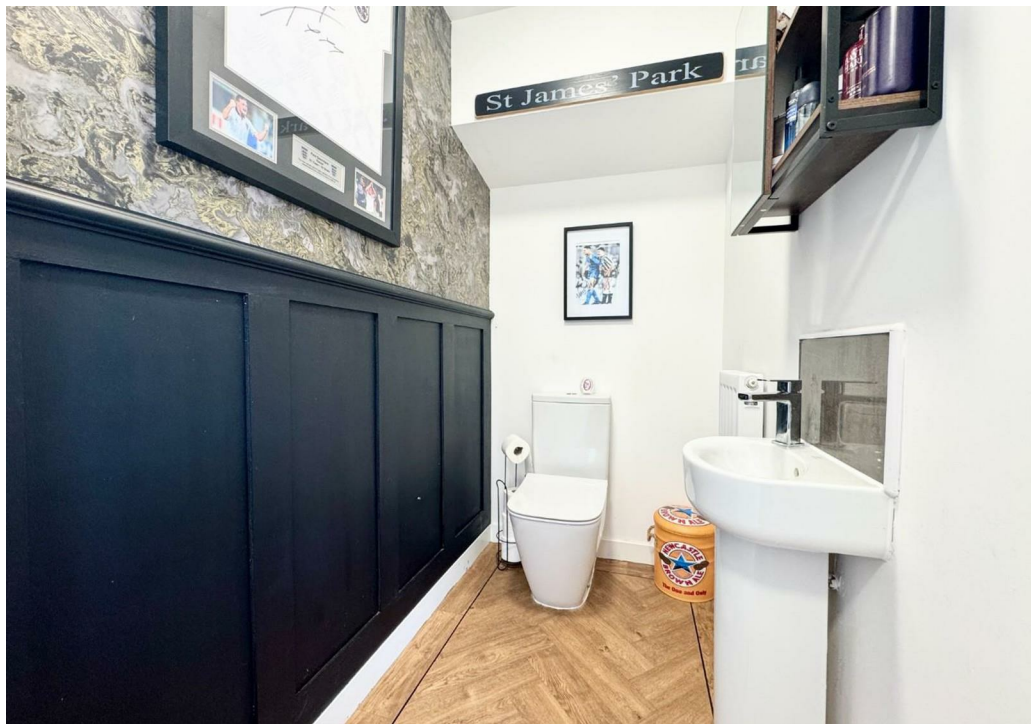
En-Suite
3'11" x 6'8"

Bedroom 2
7'9" x 10'5"

Bedroom 3
6'9" x 7'1"

Bathroom
7'8" x 5'7"









Ground Floor



Floor 1

Approximate total area⁽¹⁾

756 ft²
70.2 m²

(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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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