



**Hareshaw Close, TS17 0GZ**  
**3 Bed - House - Detached**  
**£255,000**

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



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# Hareshaw Close Ingleby Barwick TS17 0GZ

**\*\* STUNNING UPGRADED DETACHED HOME \*\***

**\*\* CORNER PLOT POSITION \*\***

Occupying an enviable corner plot in the highly desirable Sober Hall area of Ingleby Barwick, this beautifully presented three-bedroom detached home has been significantly upgraded throughout and offers stylish accommodation ideal for modern family living.

Enjoying a fantastic position with no properties directly in front and a private rear aspect that is not overlooked, the property boasts excellent kerb appeal and beautifully maintained gardens.

An entrance porch leads into the impressive open-plan living/dining room, featuring an attractive electric fire and feature fireplace. This wonderful living space flows seamlessly into the bright and airy sun room extension, offering delightful views over the landscaped rear garden.

The upgraded and extended kitchen benefits from a range of integrated appliances, floor-to-ceiling units and excellent storage. The ground floor is completed by a convenient downstairs WC.

To the first floor are two double bedrooms and a single bedroom, all benefiting from fitted wardrobes. The master bedroom features a stylish upgraded en-suite with walk-in shower, while a modern three-piece family bathroom serves the remaining bedrooms. The loft is partially boarded for additional storage.

The current owners have invested heavily in the property, including a new boiler, replacement windows and doors, upgraded electrical consumer unit, refurbished en-suite, extended kitchen and sun room addition.

Externally, the property benefits from an extended driveway providing parking for up to three vehicles, an electric roller garage door, side garden and a beautifully landscaped rear garden.

Ideally situated close to highly regarded schools, shops and local amenities, this exceptional home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.











## GROUND FLOOR

### Living \ Dining Room

10'10" x 21'9" (3.32m x 6.65m)

### Sun Room

9'1" x 10'10" (2.77m x 3.31m)

### Kitchen

12'5" x 8'1" (3.80m x 2.48m)

### WC

4'11" x 3'0" (1.51m x 0.93m)

## FIRST FLOOR

### Bedroom 1

8'9" x 11'7" (2.67m x 3.55m)

### En-Suite

8'9" x 5'2" (2.67m x 1.58m)

### Bedroom 2

10'9" x 11'3" (3.29m x 3.45m)

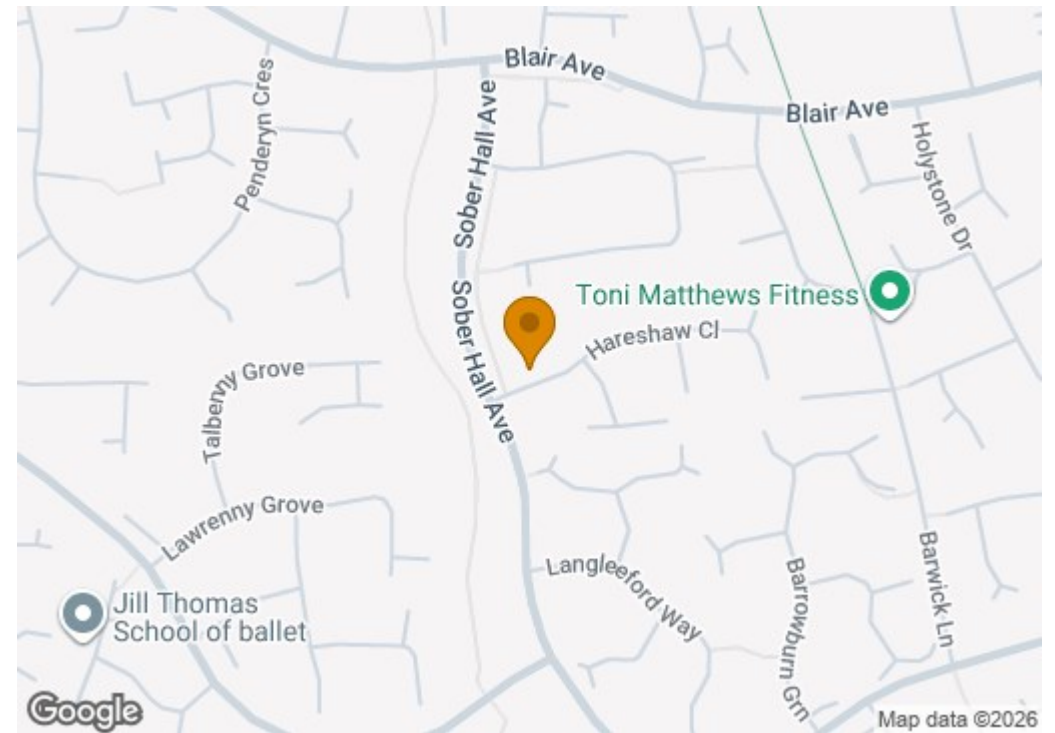
### Bedroom 3

6'3" x 10'0" (1.93m x 3.05m)

### Bathroom

5'6" x 6'8" (1.69m x 2.05m)







Approximate total area<sup>(1)</sup>  
 1053 ft<sup>2</sup>  
 97.6 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.

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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.

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