



Barle Close, TS17 0PL
4 Bed - House - Detached
£315,000

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



Barle Close Ingleby Barwick TS17 0PL

*** NO CHAIN SALE ***

*** NEWLY LANDSCAPED REAR GARDEN ***

*** RARE TO THE MARKET, WITHIN THE SOUGHT AFTER SOBER HALL AREA ***

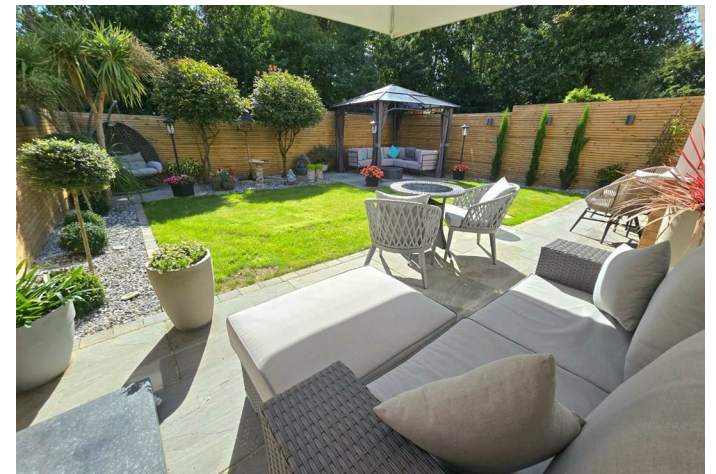
NEW TO THE MARKET, with Smith & Friends Estate Agents, this rare McLean built, four bedroom family home offered with no onward chain within the much demanded area of Sober Hall, Ingleby Barwick, set at the end of a small quiet cul-de-sac setting off Brendon Grove and within walking distance of Ingleby Mill Primary, Ingleby Manor Secondary schools, and other local amenities.

The property briefly comprises of: Entrance Hall with Karndean Flooring, Modern Cloakroom/W.C, Living Room with Bay Window into the Rear Garden, Second Reception Room with Bay Window, Fitted 'Court' Kitchen/Diner with Granite Worktops, Integrated Dishwasher, Fridge/Freezer, Washer/Dryer, Gas Hob and Double Electric Oven.

The first floor provides a spacious Landing, with the 'Master' featuring triple windows with floor to ceiling curtains, built-in wardrobes and dressing area, Modern En-Suite Shower Room, Two Further Double Bedrooms with Built-In Wardrobes, an additional fourth Bedroom and a Family Bathroom/WC.

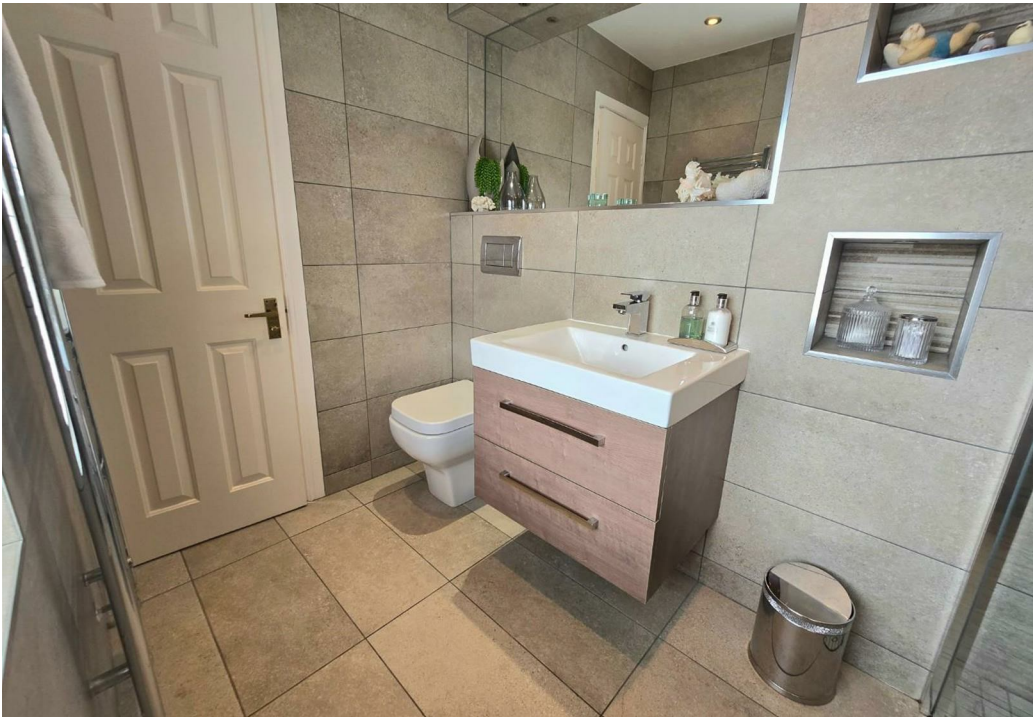
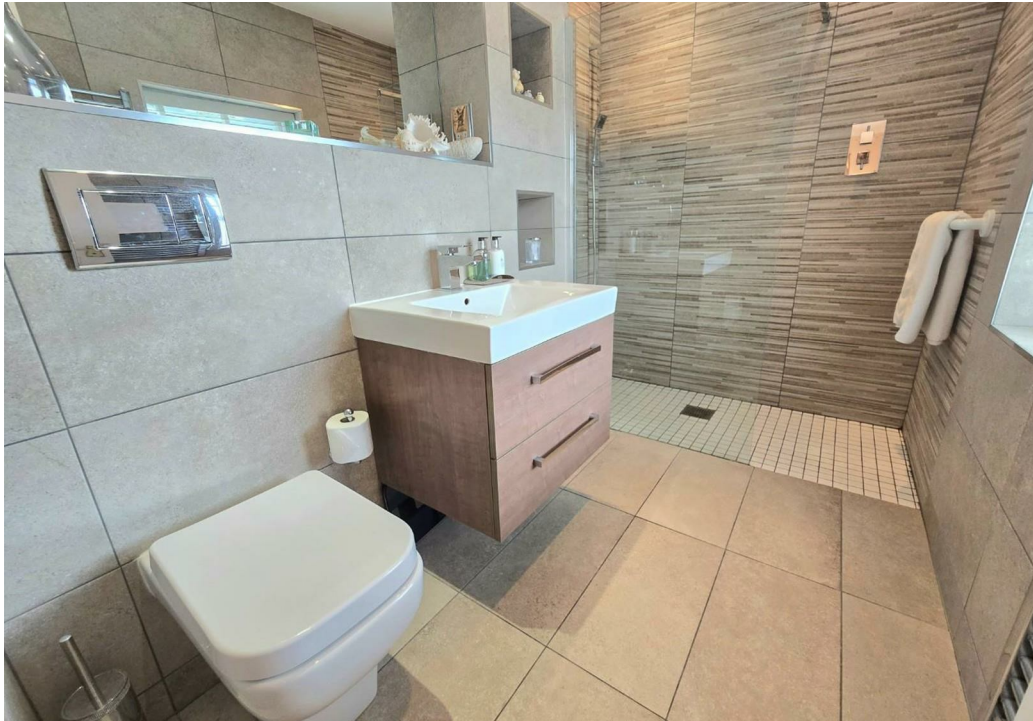
The property stands on a good size plot with the benefit of an integral garage and a good sized recently landscaped rear garden with multiple patio areas and well maintained lawn. The front of the property has a lawn area and double width driveway allowing ample of off-street parking.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.











GROUND FLOOR

Entrance Hallway

6'0" x 14'3" (1.84m x 4.36m)

Downstairs WC

3'3" x 4'0" (1.00m x 1.23m)

Second Reception Room

8'9" x 13'8" (2.68m x 4.19m)

Living Room

14'9" x 11'11" (4.51m x 3.64m)

Kitchen / Diner

8'9" x 15'1" (2.67m x 4.62m)

FIRST FLOOR

Landing

9'8" x 7'4" (2.97m x 2.24m)

Bedroom 1

11'8" x 10'6" (3.58m x 3.21m)

En-Suite Shower Room

8'11" x 4'10" (2.73m x 1.49m)

Bedroom 2

8'9" x 11'8" (2.67m x 3.57m)

Bedroom 3

8'3" x 9'10" (2.52m x 3.02m)

Bedroom 4

7'0" x 9'10" (2.14m x 3.01m)

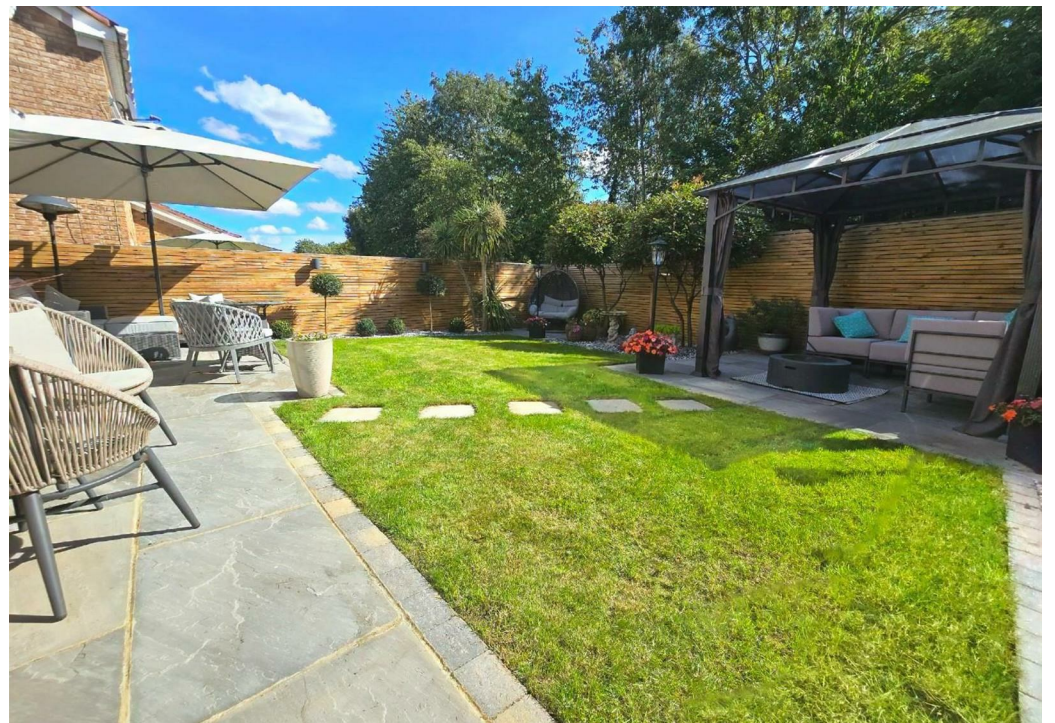
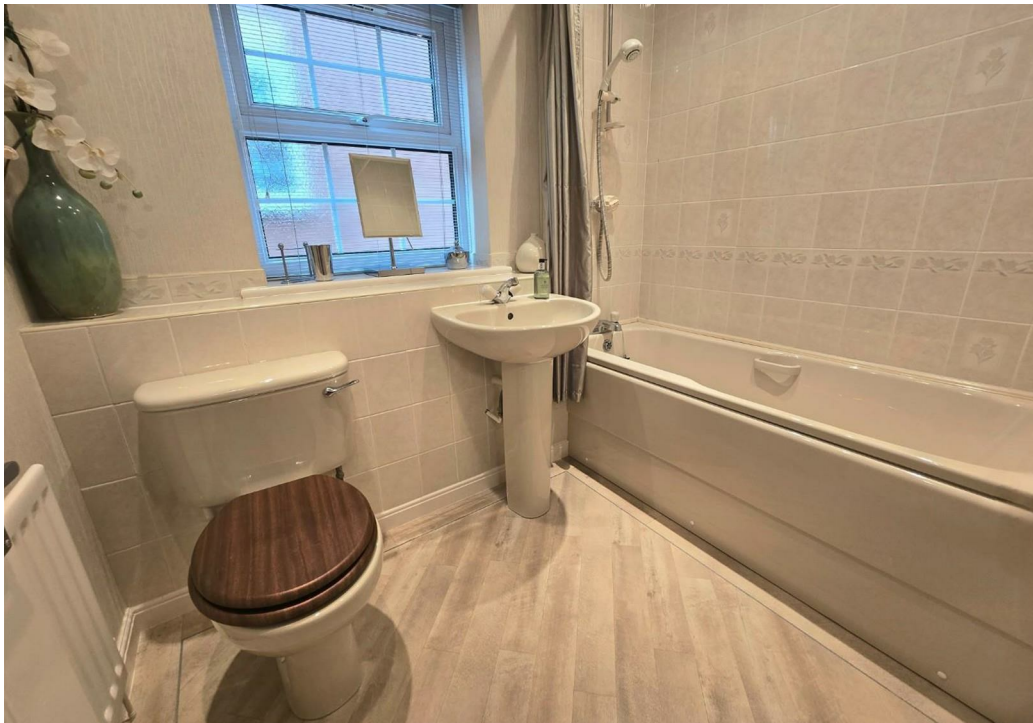
Family Bathroom

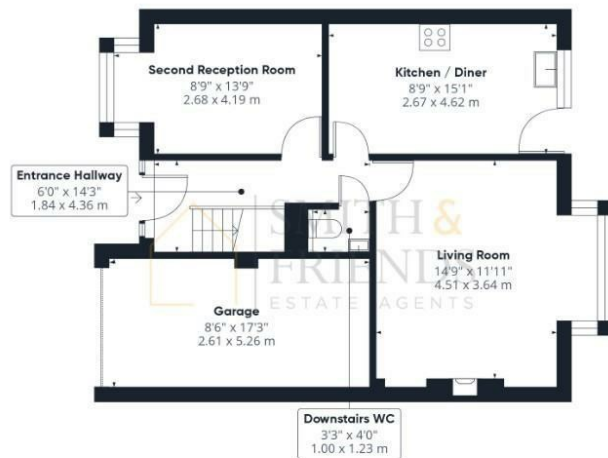
5'7" x 7'7" (1.71m x 2.33m)

SINGLE INTEGRAL GARAGE

8'6" x 17'3" (2.61m x 5.26m)





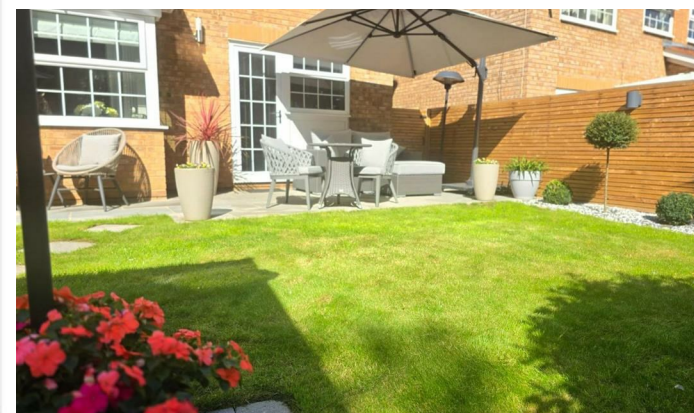


Approximate total area⁽¹⁾
1293 ft²
119.9 m²

(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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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