



**Burghley Drive, Ingleby Barwick, TS17 5GN**  
**4 Bed - House - Detached**  
**Offers In Excess Of £299,950**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Burghley Drive, TS17 5GN

## \*\*\* STUNNING FAMILY HOME \*\*\*

This superb four bedroom / three bathroom detached house in the sought after Broomhill area of Ingleby Barwick. Standing on a good sized plot with a south-west facing rear garden with large decked patio ideal for entertaining, integral garage and double driveway providing off street parking.

Burghley Drive is located in a residential area off Broomhill Avenue only a short walk from local shops, bars and restaurants, Ingleby Barwick centre including Tesco, excellent schools for all age groups, Romano Park, regular bus services, pleasant walking routes and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

The property briefly comprises of; Entrance Hall with stairs to the first floor, Cloakroom/WC, Large Lounge with Bay Window, Spacious Kitchen with Granite Worktops, and Separate Dining Room with French doors to the rear garden.

The First Floor provides a Landing, Bedroom 1 with Built-In Wardrobes and En-Suite Shower Room/WC, Bedroom 2 and 3 with a New Modern Jack & Jill Shower Room/WC, Bedroom 4 and a Family Bathroom/WC.

Externally, the property has a good sized rear garden with a well maintained lawn and a new patio area, whilst at the front of the property you will find a small lawn area, double width driveway and an integral garage.

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

## GROUND FLOOR

### Entrance Hallway

13'2" x 5'11"

### Living Room

17'5" x 11'6"

### Downstairs WC

3'5" x 8'4"

### Kitchen

10'10" x 14'8"

### Dining Room

10'2" x 11'6"

## FIRST FLOOR

### Landing

5'11" x 10'4"

### Bedroom 1

11'2" x 11'8"

### En-Suite

7'7" x 6'2"

### Bedroom 2

10'5" x 8'7"

### Jack & Jill En-Suite

4'5" x 7'7"

### Bedroom 3

9'2" x 10'0"

### Bedroom 4

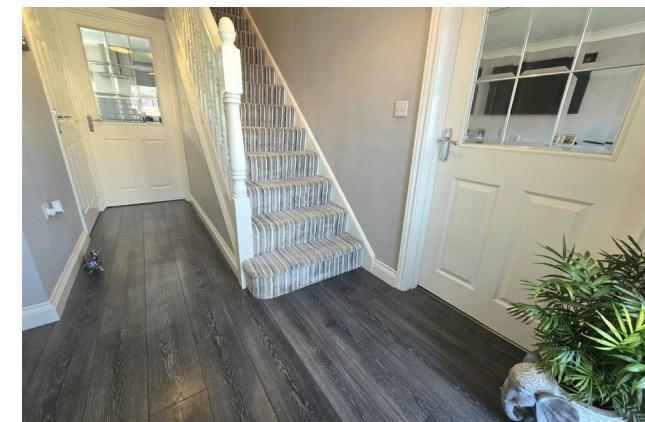
10'11" x 7'7"

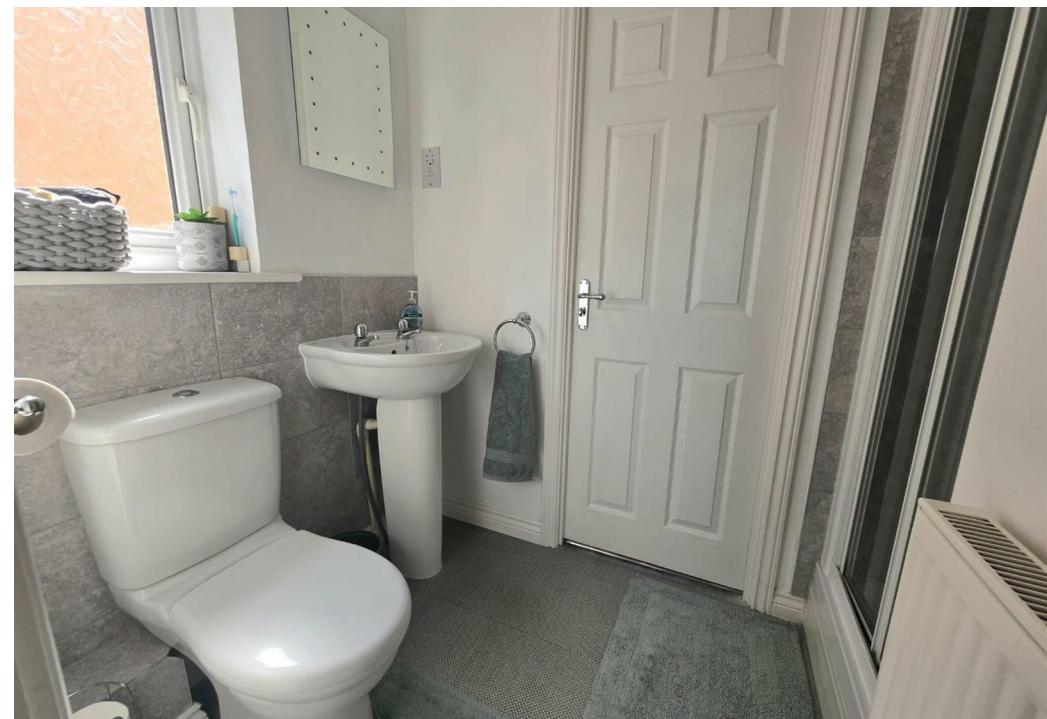
### Family Bathroom

5'10" x 6'11"

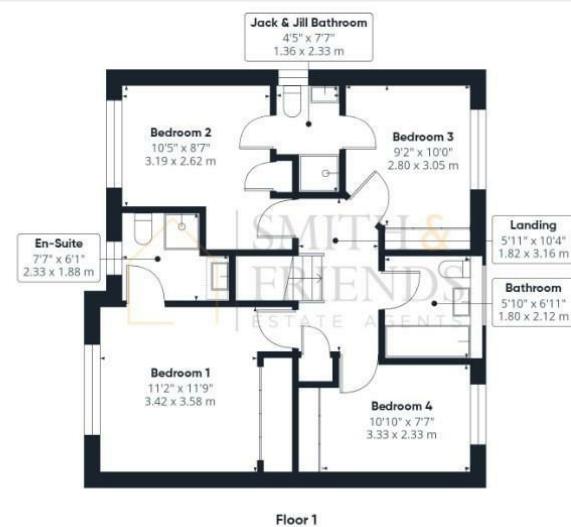
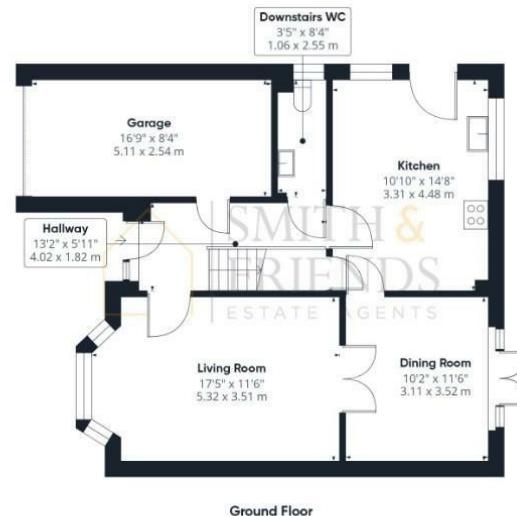
### SINGLE INTEGRAL GARAGE

16'9" x 8'3"









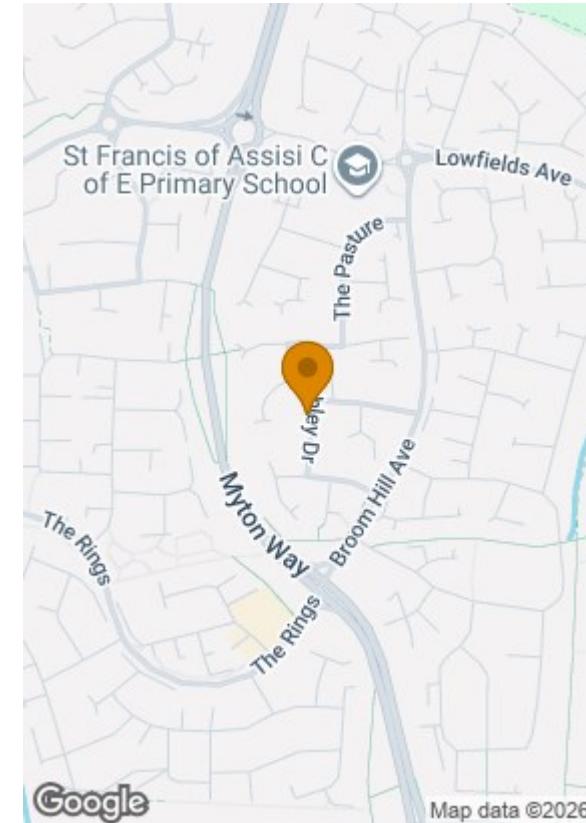
Approximate total area<sup>(1)</sup>

1354 ft<sup>2</sup>  
125.7 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	74	78
(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.

**Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH**  
Tel: 01642 762944  
inglebybarwick@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



**SMITH &  
FRIENDS**  
ESTATE AGENTS