



Pomeroy Drive, Ingleby Barwick, TS17 5JN
5 Bed - House - Detached
£345,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Pomeroy Drive, TS17 5JN

*** IDEAL FAMILY HOME ***
*** CHARLES CHURCH BUILD ***

New to the market with Smith & Friends, this lovely executive five bedroom detached family home located within the popular Denewood 'Rings' Development of Ingleby Barwick. Built to the popular Charles Church 'Harley' Design, this is a perfect home within a great position for family's to enjoy river walks, good connecting foot and cycle paths, whilst also being within a close proximity of local amenities and schools.

The property briefly consists of; an entrance hall, downstairs cloakroom/WC, lounge, spacious 28ft open-plan kitchen / diner providing extra family entertainment space, with two French doors leading to the rear garden and a good sized utility room just off from the modern kitchen.

The first floor provides a spacious landing with five bedrooms, with four double bedrooms and the master bedroom enjoying a four piece en-suite. Also leading off the landing is a spacious family bathroom with upgraded tiling.

Externally, the property enjoys a great position with a laid lawn, double width block paved driveway and single integral garage to the front, whilst the rear of the property has a generous enclosed garden with well-tended lawn and patio area. This property could also be a great purchase for a family who would like to have scope of extending the rear of the property in the future subject to necessary permissions.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

GROUND FLOOR

Entrance Hall
16'7" x 6'6"

Living Room
15'0" x 11'6"

Downstairs WC
5'7" x 3'3"

Open-Plan Kitchen / Diner / Family Space
11'4" x 27'11"

Utility Room
5'8" x 7'10"

FIRST FLOOR

Landing
19'9" x 6'9"

Bedroom 1
13'5" x 11'9"

En-Suite
5'8" x 7'4"

Bedroom 2
12'3" x 9'3"

Bedroom 3
8'6" x 12'9"

Bedroom 4
11'9" x 8'3"

Bedroom 5 / Office
8'5" x 6'7"

Family Bathroom
7'2" x 9'3"

SINGLE GARAGE
16'5" x 8'10"









Ground Floor



Floor 1

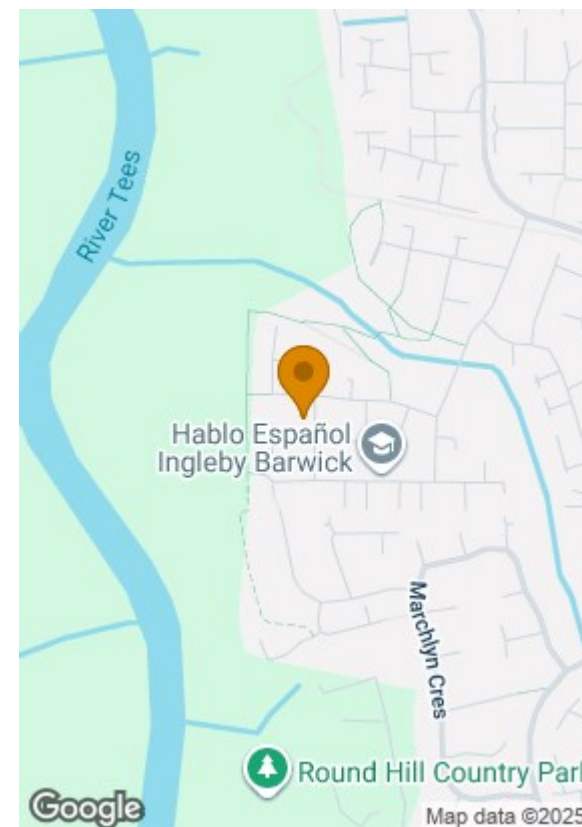
Approximate total area⁽¹⁾


1584 ft²
147.2 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			
(81-91) B		81	89
(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



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