Wheatear Lane, TS17 0TB
4 Bed - House - Detached
£310,000

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

SMITH & FRIENDS
ESTATE AGENTS

Wheatear Lane
Ingleby Barwick TS17 0TB

** LARGE EXTENDED 4 BED DETACHED **
** WEST FACING GARDEN NOT OVERLOOKED **
** SOLAR PANELS **

Situated within the highly sought-after Lowfields area of Ingleby Barwick, this beautifully extended and re-modelled four-bedroom detached home offers spacious, versatile accommodation, ideal for modern family living.

The property welcomes you with a generous entrance hallway featuring large fitted storage cupboards and a convenient downstairs WC. The spacious living room is filled with natural light from the attractive bay window and benefits from a feature electric fire and fireplace. Glazed oak doors open into the dining room, which flows seamlessly into the conservatory, creating an excellent space for entertaining and family life.

The impressive kitchen is complemented by a separate utility room, with French doors opening directly onto the beautifully landscaped rear garden.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a spacious en-suite shower room, while the remaining bedrooms are served by a generous family bathroom featuring a white three-piece suite and fitted storage cupboards. A partially boarded loft provides useful additional storage.

Externally, the property boasts a private, landscaped west-facing rear garden that is not overlooked, along with driveway parking for up to three vehicles and access to the garage. Further benefits include solar panels, helping to improve the home's energy efficiency.

Ideally positioned close to highly regarded schools, local shops, parks and everyday amenities, the property also offers excellent transport links to the A66, A19 and A174, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the space, quality and superb location this exceptional home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK

NANNA & GRANDAD'S PLACE

Toilet Rules

GROUND FLOOR

Entrance
14'6" x 6'4" (4.42m x 1.95m)

Living Room
15'0" x 11'3" (4.58m x 3.44m)

Dining Room
16'6" x 11'2" (5.05m x 3.42m)

Conservatory
9'4" x 11'5" (2.86m x 3.49m)

Kitchen
10'7" x 18'4" (3.23m x 5.60m)

Utility Room
6'7" x 18'0" (2.01m x 5.51m)

WC
5'10" x 3'4" (1.78m x 1.03m)

FIRST FLOOR

Landing
10'2" x 6'9" (3.12m x 2.06m)

Bedroom 1
14'0" x 11'6" (4.29m x 3.53m)

En-Suite
6'0" x 6'7" (1.83m x 2.03m)

Bedroom 2
17'7" x 11'1" (5.37m x 3.38m)

Bedroom 3
13'4" x 7'6" (4.07m x 2.31m)

Bedroom 4
7'2" x 10'1" (2.20m x 3.09m)

Bathroom
10'9" x 7'6" (3.28m x 2.30m)

EXTERNALLY

Garage
16'5" x 7'9" (5.02m x 2.37m)

Ground Floor

Floor 1

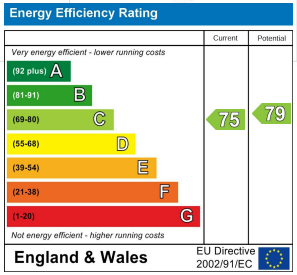
Approximate total area(1)

1821 ft²

169.2 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.



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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