



Keld Close, Ingleby Barwick, TS17 0PU
3 Bed - House - Semi-Detached
Offers In Excess Of £200,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



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Situated within a quiet cul-de-sac in the highly sought-after Sober Hall area of Ingleby Barwick, this superbly presented and extended three-bedroom semi-detached home offers spacious, versatile accommodation, perfect for families.

The property has been enhanced with a rear extension creating a superb dining room, while the integral garage has been partially converted to provide a practical utility room, resulting in a more functional and spacious ground floor. The property also benefits from a recently upgraded combi boiler.

Accommodation briefly comprises an entrance porch leading into a bright and welcoming living room with a feature fire and attractive fireplace surround. To the rear, the modern fitted kitchen flows seamlessly into the spacious dining room, creating an ideal space for family life and entertaining. French doors open into the conservatory, which enjoys lovely views over the well-maintained rear garden. The separate utility room offers additional storage and workspace with internal access to the remaining garage space, while a recently upgraded ground floor WC completes the ground floor.

To the first floor are two generous double bedrooms, a well-proportioned single bedroom with fitted sliding wardrobes, and a stylishly refurbished family bathroom featuring a contemporary walk-in shower and full-height tiling.

Externally, the property boasts a beautifully maintained rear garden, ideal for relaxing and entertaining, while the front offers driveway parking for two vehicles and access to the integral garage.

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

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



GROUND FLOOR

Entrance
5'10" x 3'0"

Living Room
15'7" x 14'6"

Kitchen
8'3" x 14'6"

Dining Room
11'6" x 7'8"

Conservatory
10'6" x 10'1"

Laundry Room
6'7" x 7'10"

WC
5'8" x 2'8"

FIRST FLOOR

Landing
7'10" x 5'11"

Bedroom 1
13'1" x 8'5"

Bedroom 2
10'8" x 8'1"

Bedroom 3
10'2" x 4'3"

Bathroom
5'8" x 6'2"







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1024 ft²
95.3 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		
(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

