



Luccombe Close, TS17 0NL
3 Bed - House - Detached
£225,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



Luccombe Close Ingleby Barwick TS17 0NL

Situated in the highly sought-after Sober Hall area of Ingleby Barwick, this eye-catching three-bedroom detached property occupies an attractive cul-de-sac position and offers spacious, modern accommodation. Ideal for first-time buyers and growing families, the property combines versatile living space with excellent outdoor accommodation.

The ground floor features a welcoming entrance into a spacious open-plan living and dining room, with doors from the dining area opening directly onto the generous rear garden. The modern fitted kitchen benefits from integrated appliances and is complemented by a separate utility room and convenient downstairs WC.

To the first floor are two double bedrooms and a single bedroom. The master bedroom benefits from a stylish, upgraded and fully tiled shower room with a contemporary walk-in shower. A well-appointed family bathroom completes the first-floor accommodation, featuring a three-piece suite and shower over the bath.

Externally, the property boasts a large south-facing rear garden, predominantly laid to lawn with a decking area providing an ideal space for outdoor seating, entertaining and enjoying the sunshine. To the front is an attractive upgraded block-paved driveway, providing parking for multiple vehicles and leading to a single garage.

Located close to a range of schools, shops and local amenities, the property is ideally placed for everyday convenience. Excellent transport links provide easy access to the A66, A19 and A174, making this an ideal home for commuters.











GROUND FLOOR

Hallway

2'11" x 4'1" (0.90m x 1.25m)

Living Room

9'9" x 24'2" (2.99m x 7.37m)

Kitchen

10'11" x 9'1" (3.33m x 2.78m)

Utility Room

3'3" x 5'2" (1.00m x 1.60m)

WC

3'2" x 4'6" (0.98m x 1.38m)

FIRST FLOOR

Bedroom 1

9'11" x 10'10" (3.03m x 3.31m)

En-Suite

8'7" x 4'3" (2.62m x 1.30m)

Bedroom 2

8'7" x 9'4" (2.63m x 2.85m)

Bedroom 3

6'4" x 9'8" (1.94m x 2.95m)

Bathroom

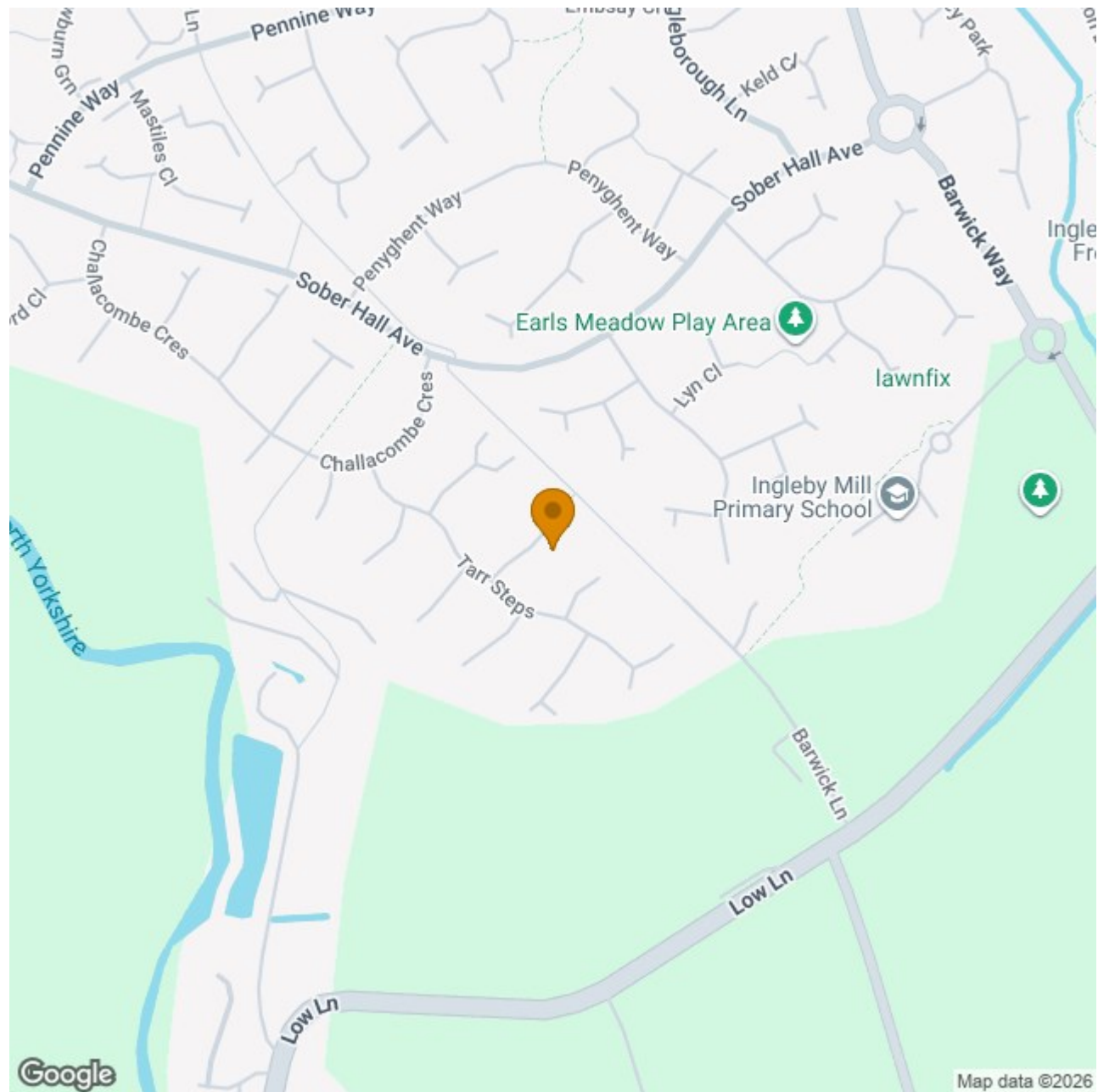
6'5" x 6'2" (1.96m x 1.90m)

EXTERNALLY

Garage

8'2" x 18'3" (2.49m x 5.58m)







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.

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		

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

