

High Cross Road, TS17 0NU
5 Bed - House - Detached
£430,000

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

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High Cross Road
, Ingleby Barwick, TS17 0NU

Situated within the highly sought-after Manor Gardens development in Ingleby Barwick, this exceptional five-bedroom detached family home, built by Avant Homes, is presented to an impressive show home standard. Thoughtfully extended, the property offers an outstanding combination of contemporary design, generous living space and luxurious family accommodation.

The welcoming entrance hallway leads to a stunning open-plan kitchen/diner, featuring a contemporary high-gloss white fitted kitchen, integrated appliances and stylish tiled flooring. Impressive bi-fold doors provide a seamless connection to the generous rear garden. Further ground floor accommodation includes a separate utility room, downstairs WC and three reception rooms. The formal living room is positioned to the front, while the superb single-storey rear extension has created an additional snug, providing the perfect space for relaxing.

To the first floor are five well-proportioned bedrooms, including two benefiting from their own en-suite facilities, alongside a modern family bathroom featuring a rainfall shower over the bath.

Externally, the property boasts a driveway providing off-road parking for three vehicles, leading to a double garage. To the rear is a particularly impressive, large west-facing garden, ideal for enjoying the afternoon and evening sunshine. A fantastic verandah and dedicated seating area create an excellent outdoor entertaining space. A real highlight is the charming summer house, fully fitted with its own bar, comfortable seating area and electric fire, offering an exceptional space for entertaining friends and family throughout the year.

Further benefits include Hive smart heating with dual-zone temperature control, allowing independent control of heating zones for added comfort and efficiency.

Ideally located close to local schools, shops and everyday amenities, with excellent transport links to the A66, A19 and A174.




















































IT'S
FIZZ
TIME!


The Garden Tavern







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

2350 ft²

218.3 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.

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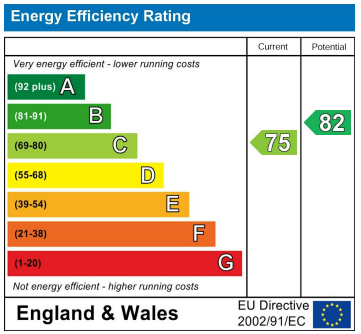

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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