



**Felbrigg Lane, Ingleby Barwick, TS17 0XT**  
**3 Bed - Bungalow - Detached**  
**£340,000**

**Council Tax Band: F**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Felbrigg Lane, TS17 0XT

7 Felbrigg Lane -

We are acting in the sale of the above property and have received an offer of £340,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

**\*\* NO ONWARD CHAIN \*\***

**\*\* RARE TO THE MARKET LARGE 3 BED DETACHED BUNGALOW \*\***

**\*\* LARGE PLOT WITH PARKING FOR MULTIPLE CARS \*\***

Situated within the highly sought-after 'Beckfields' area of Ingleby Barwick, this rare-to-the-market and generously proportioned three-bedroom detached bungalow occupies an enviable plot on Felbrigg Lane, offering outstanding kerb appeal and the added benefit of no onward chain.

Upon entering, the property welcomes you with a spacious entrance hallway that sets the tone for the well-planned and versatile accommodation throughout. There are two substantial reception rooms, providing ample space for both formal entertaining and relaxed family living. The modern, contemporary kitchen is thoughtfully designed with both style and functionality in mind, complemented by a good-sized separate utility room providing additional storage and workspace.

The bungalow features three well-sized double bedrooms, all complete with fitted wardrobes, ensuring excellent storage solutions. Two bathrooms serve the property, offering both convenience and flexibility for modern living.

Externally, the home truly excels. A large garage with an electric roller door is complemented by a generous driveway, providing off-road parking for multiple vehicles. The standout wrap-around garden enhances the sense of space and privacy, making it ideal for outdoor enjoyment and entertaining.

Perfectly positioned close to local shops, amenities, and reputable schools, the property also benefits from excellent transport links to the A66, A19, and A174, making it ideal for commuters.

This is a superb opportunity to acquire a spacious bungalow in a prime residential location—early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY

### Hallway

**25'4" x 5'6" (7.74m x 1.70m)**

### Reception 1

**16'6" x 14'11" (5.03m x 4.57m)**

### Reception 2

**15'11" x 14'11" (4.87m x 4.57m)**

### Kitchen

**12'4" x 12'7" (3.78m x 3.84m)**

### Utility Room

**16'0" x 4'11" (4.90m x 1.52m)**

### Bedroom 1

**12'6" x 10'6" (3.82m x 3.21m)**

### En-Suite

**8'8" x 4'0" (2.66m x 1.23m)**

### Bedroom 2

**16'6" x 14'11" (5.03m x 4.57m)**

### Bedroom 3

**12'4" x 9'6" (3.77m x 2.90m)**

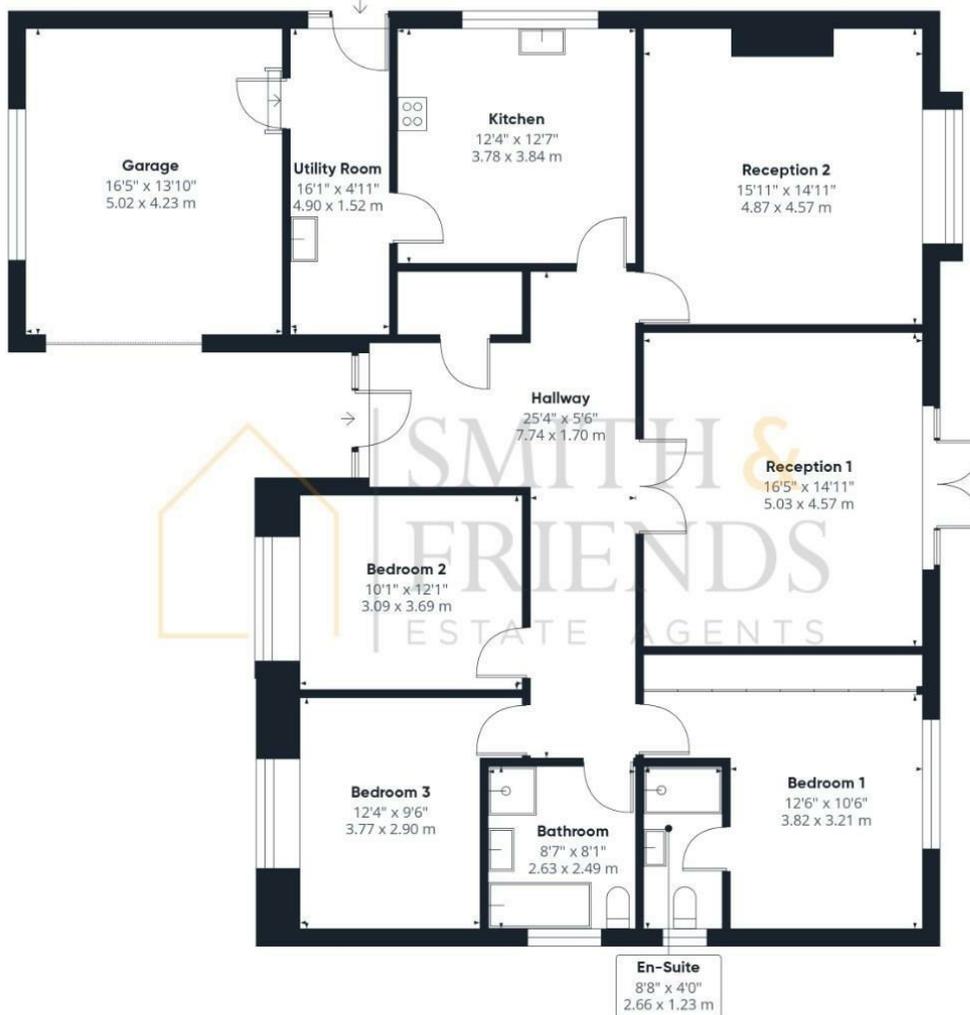
### Garage

**16'5" x 13'10" (5.02m x 4.23m)**







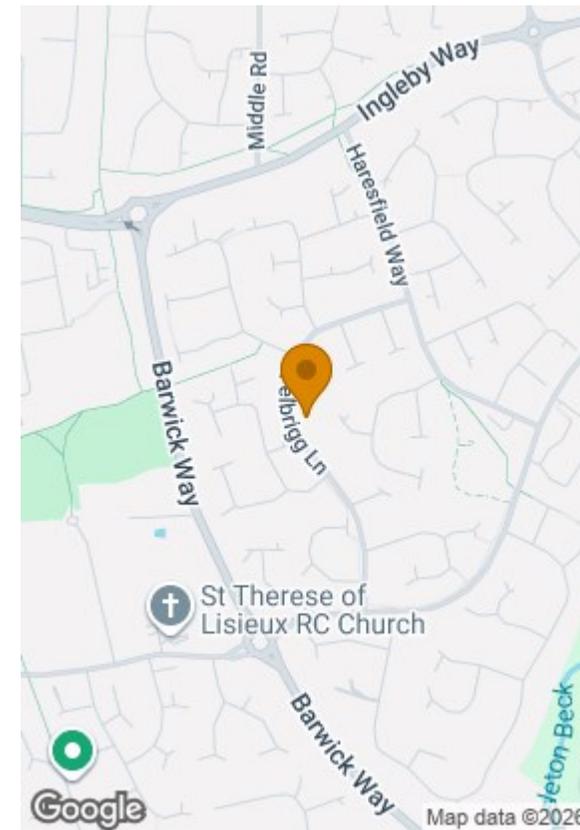


Approximate total area<sup>(1)</sup>  
 1713 ft<sup>2</sup>  
 159.1 m<sup>2</sup>

(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		61	73
(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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