



\*\*\* FOUR BEDROOM FAMILY HOME \*\*\*  
\*\* LOCATED WITHIN A QUIET CUL-DE-SAC LOCATION \*\*

Smith & Friends are Pleased to bring to the market this Lovely Four Bedroom Family Home, Built by Bryant Homes and positioned within a Quiet Cul-de-Sac Location in the Popular Roundhill Area of Ingleby Barwick.

The Property Briefly Consists of; Wide Entrance Hall, with access to the Downstairs WC, the Front of the Property has the Main Lounge Providing a Bright and Airy Feeling, the Property Provides Understairs Cloakroom, and Access to a Second Lounge at the Rear, Looking out to a Well Maintained Rear Garden. The Kitchen has been Designed to be Modern but Contemporary at the same time, Providing Plenty of Space with an L-Shape room, Leading to the Dining Area.

The Property has a Fantastic Benefit of Karndean Flooring throughout the Whole of the Ground Floor Space.

The First Floor of the Property Provides; Spacious Landing, Leading into the Master bedroom with Built in Wardrobes and Three Piece En-Suite Bathroom, Bedroom Two is Currently used as Office Space, Bedroom Three has Built in Wardrobes, Creating Extra Space for a Double or King-Size Bed, Bedroom Four has Built-in Wardrobes which is currently used as a Single Guest Bedroom, plus a Family Bathroom.

Externally, the Property has a Stunning Rear Garden that has been well Maintained by the current Vendor. The Front of the Property has a Double Driveway, Single Integral Garage, and Small Lawn Area Enclosed with well Pruned Bushes Providing Privacy to the Front Lounge Windows.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

**Cambrian Court, Ingleby Barwick, TS17 5DS**

**4 Bed - House - Detached**

**£325,000**

**EPC Rating:**

**Council Tax Band: E**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

#### GROUND FLOOR

**Entrance Hallway**  
13'0" x 5'8" (3.97m x 1.73m)



**Living Room**  
11'6" x 14'0" (3.51m x 4.29m)



**Second Lounge**  
8'11" x 9'5" (2.74m x 2.88m)

**Downstairs WC**  
3'2" x 6'4" (0.97m x 1.94m)

**Kitchen**  
9'6" x 10'6" (2.90m x 3.22m)

**Dining Room**  
7'11" x 20'1" (2.43m x 6.13m)

**GARAGE**  
8'8" x 17'11" (2.65m x 5.48m)

#### FIRST FLOOR

**Landing**  
9'10" x 7'8" (3.02m x 2.34m)



**Master Bedroom**  
9'6" x 14'6" (2.92m x 4.43m)

Built-In Wardrobes

**En-suite**  
10'5" x 4'5" (3.20m x 1.36m)

**Bedroom 2 / Office**  
8'2" x 7'6" (2.50m x 2.29m)

**Bedroom 3**  
8'10" x 9'10" (2.70m x 3.00m)

Built-In Wardrobes

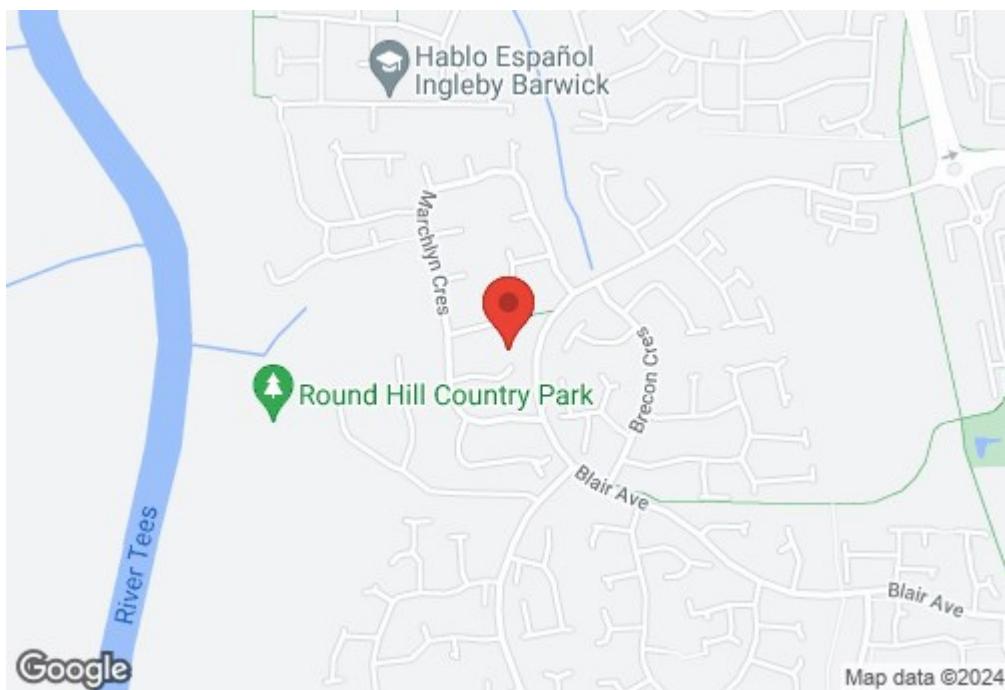
**Bedroom 4**  
8'8" x 7'9" (2.66m x 2.38m)

Built-In Wardrobes

**Family Bathroom**  
7'9" x 6'6" (2.38m x 2.00m)



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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.

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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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