

Holme Land, TS17 5FB
4 Bed - House - Detached
£300,000

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

SMITH & FRIENDS
ESTATE AGENTS

Holme Land
Ingleby Barwick TS17 5FB

Situated within the highly sought-after Broomhill area of Ingleby Barwick, this stunningly presented and significantly upgraded four-bedroom detached family home offers exceptional living space, stylish contemporary finishes and a fantastic south-facing rear garden.

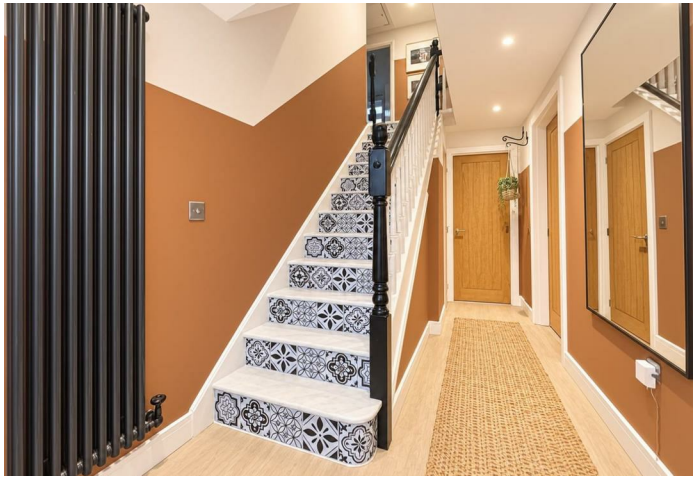
Upon entering, you are welcomed by an inviting entrance hallway, complete with a useful downstairs WC. The true showstopper of this impressive home is undoubtedly the 24ft upgraded kitchen/diner, featuring a beautifully appointed contemporary kitchen, ample space for family dining and impressive bi-fold doors opening directly onto the rear garden. The kitchen/diner flows seamlessly into an open-plan sun room, creating a wonderful, light-filled living space ideal for both everyday family life and entertaining.

Further enhancing the practicality of the home, the garage has been partially converted to provide a matching utility room, complementing the kitchen perfectly, whilst retaining useful additional storage space.

To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes and its own separate en-suite shower room. A family bathroom completes the first-floor accommodation. There is also the added benefit of a partially boarded loft, accessed via a convenient drop-down ladder, providing valuable additional storage.

Externally, the property enjoys driveway parking for two vehicles, alongside the remaining garage storage space. To the rear is a generous south-facing garden, offering an excellent outdoor space to relax and entertain. A particular feature is the attractive pergola area, currently utilised as an outdoor bar, creating a fantastic setting for enjoying the warmer months.

Ideally positioned within walking distance of local schools, shops and everyday amenities, the property also benefits from excellent transport connections, with convenient access to the A66, A19 and A174.









































GROUND FLOOR

Hallway
2'11" x 14'6" (0.91m x 4.42m)

Living Room
10'6" x 13'9" (3.21m x 4.20m)

Kitchen\Dining Room
23'6" x 8'9" (7.17m x 2.68m)

Sun Room
8'11" x 15'3" (2.74m x 4.67m)

Utility Room
7'10" x 6'5" (2.40m x 1.96m)

WC
2'11" x 5'0" (0.89m x 1.53m)

FIRST FLOOR

Landing
13'0" x 2'9" (3.98m x 0.86m)

Bedroom 1
11'3" x 9'7" (3.43m x 2.93m)

En-Suite
7'6" x 3'6" (2.29m x 1.09m)

Bedroom 2
14'1" x 11'9" (4.31m x 3.59m)

Bedroom 3
9'6" x 9'0" (2.92m x 2.75m)

Bedroom 4
9'1" x 6'10" (2.78m x 2.10m)

Bathroom
6'8" x 6'0" (2.04m x 1.85m)

EXTERNALLY

Garage\Storage
8'0" x 7'7" (2.46m x 2.33m)








RELAX



Ground Floor



Floor 1

Approximate total area(1)

1302 ft²

121.1 m²

Reduced headroom

18 ft²

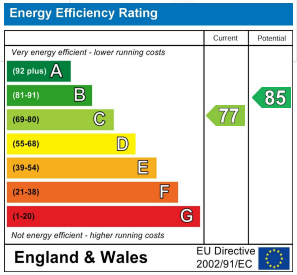
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

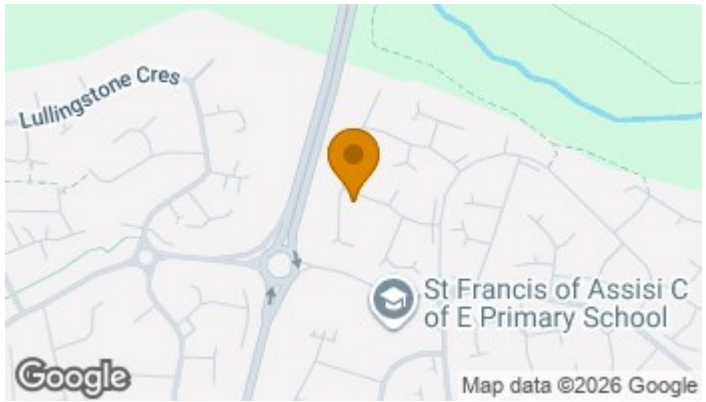
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.









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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