



**Marchlyn Crescent, TS17 5DP**  
**4 Bed - House - Detached**  
**£295,000**

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



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# Marchlyn Crescent Ingleby Barwick TS17 5DP

\*\* NO ONWARD CHAIN \*\*

\*\* PERFECT FAMILY HOME \*\*

Situated in the highly desirable 'Roundhill' area of Ingleby Barwick, this large four-bedroom detached family home on Marchlyn Crescent is offered for sale with no onward chain, presenting an excellent opportunity for a smooth and swift purchase. Boasting impressive kerb appeal and a beautifully landscaped west-facing rear garden, the property offers spacious and versatile accommodation throughout.

Upon entering, you are welcomed by a spacious entrance hallway leading into a large living room, featuring a bay window, electric fire, and an attractive feature fireplace, creating a warm and inviting focal point. The living room flows seamlessly into a separate dining room, where sliding doors open out onto the stunning rear garden, perfect for indoor-outdoor living and entertaining.

The ground floor further benefits from a well-proportioned family kitchen and a convenient downstairs W/C. The garage has been partially converted and is currently utilised as a practical utility/storage space, offering flexibility for a variety of uses.

To the first floor, the property boasts four generously sized double bedrooms, three of which benefit from fitted wardrobes. Two bedrooms enjoy the added luxury of en-suite facilities, while a modern family bathroom completes the accommodation. The loft is partially boarded, providing additional useful storage space.

Externally, the property features a driveway with ample parking for up to four vehicles. The beautifully maintained west-facing rear garden offers a high degree of privacy and is not overlooked, making it an ideal space for relaxing or entertaining.

Ideally located close to highly regarded schools, local shops, and amenities, with excellent transport links to the A19, A66, and A174, this outstanding home is perfectly suited to modern family living.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer.











## GROUND FLOOR

### Entrance Hallway

5'5" x 14'11" (1.67m x 4.56m)

### Living Room

10'7" x 17'1" (3.23m x 5.22m)

### Dining Room

10'7" x 10'6" (3.23m x 3.21m)

### Kitchen

14'1" x 10'8" (4.31m x 3.27m)

### Utility/Storage Room

8'1" x 12'9" (2.47m x 3.89m)

### W/C

2'7" x 5'1" (0.79m x 1.55m)

## FIRST FLOOR

### Landing

11'2" x 5'8" (3.41m x 1.75m)

### Bedroom 1

10'11" x 12'3" (3.33m x 3.74m)

### En-Suite 1

5'7" x 6'7" (1.72m x 2.02m)

### Bedroom 2

8'1" x 11'0" (2.48m x 3.37m)

### En-Suite 2

5'3" x 5'0" (1.61m x 1.54m)

### Bedroom 3

9'6" x 9'1" (2.90m x 2.79m)

### Bedroom 4

8'9" x 9'8" (2.68m x 2.95m)

### Bathroom

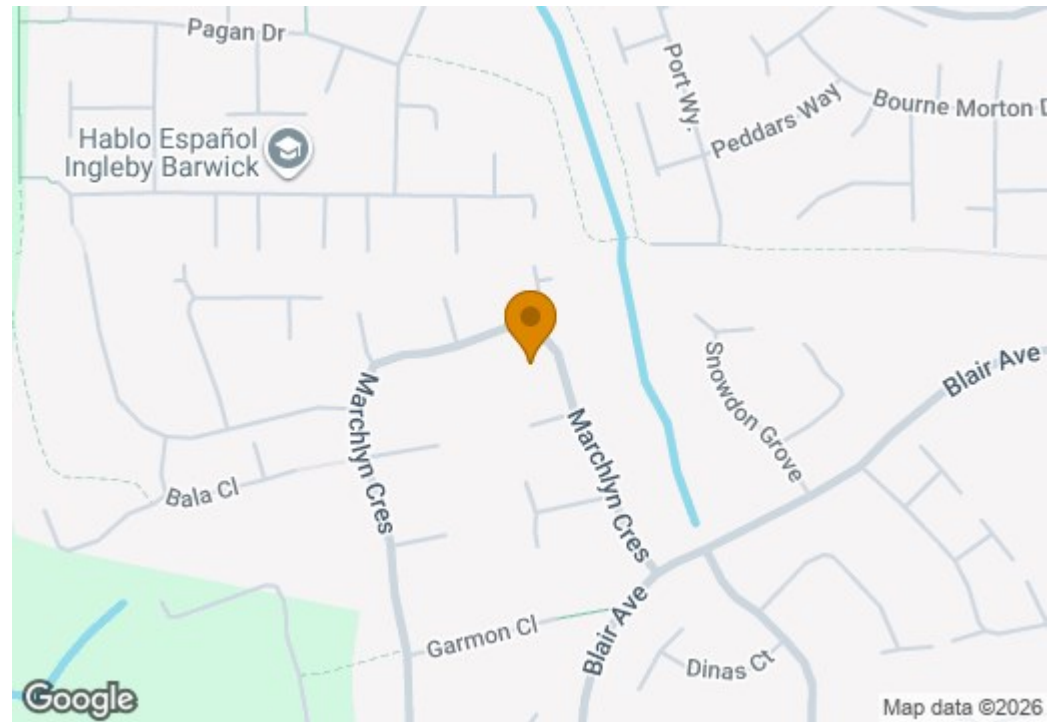
6'5" x 5'8" (1.97m x 1.73m)

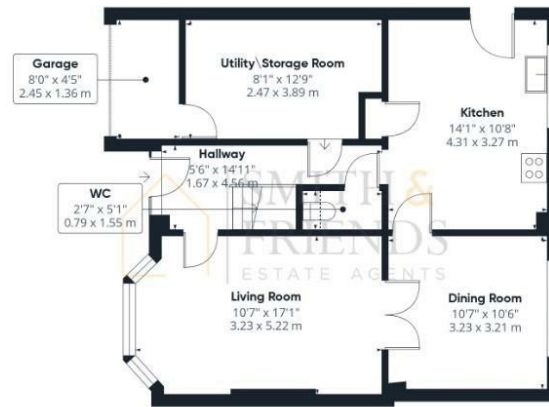
## EXTERNALLY

### Garage

8'0" x 4'5" (2.45m x 1.36m)







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 1283 ft<sup>2</sup>  
 119.1 m<sup>2</sup>

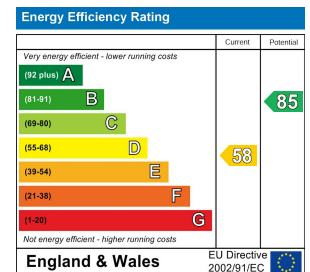
Reduced headroom  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(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.

GIRAFFE 360



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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