



**Newgale Close, Ingleby Barwick, Stockton-On-Tees, TS17 5EZ**  
**4 Bed - House - Detached**  
**£385,000**

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



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## Newgale Close, Ingleby Barwick, TS17 5EZ

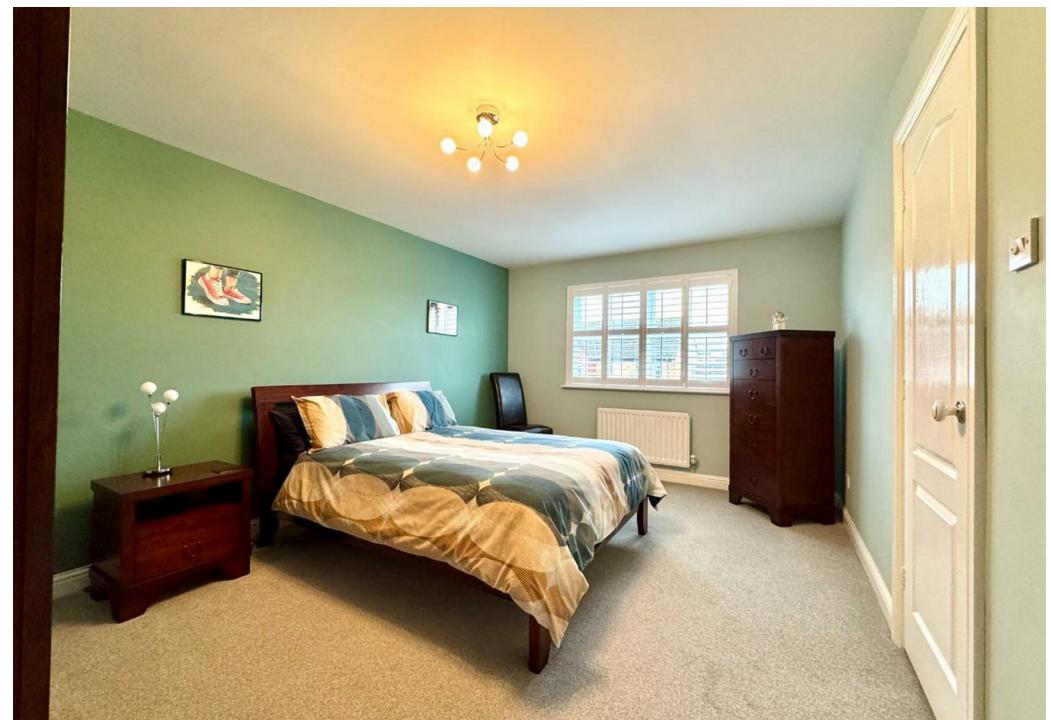
Set in a Quiet cul-de-sac on Newgale Close, Ingleby Barwick, this impressive 4 double bedroom detached home offers versatile, contemporary family living with space to suit work, leisure and everyday life. A generous lounge flows through double doors to a formal dining area and into a bright sun room with warm roof, creating seamless indoor-outdoor entertaining. The heart of the home is a large, modern dining kitchen finished with hardwood mahogany ivory worktops and direct access to the private rear garden, while an adjoining utility room leads to a double garage that includes a flexible music room – ideal as a gym, study or home cinema. Upstairs all four bedrooms are doubles, with two benefiting from en suite facilities, accompanied by a well-appointed family bathroom. Outside, a block paved double driveway provides excellent off-street parking alongside owned solar panels, and the large enclosed rear garden features a patio, artificial turf suitable for pets, mature planted borders and useful shed storage. Quality fixtures, generous proportions and thoughtful adaptation for modern family life make this a standout home in a highly sought-after neighbourhood.

### Area & Schools Description:

Located in the popular residential area of Ingleby Barwick in Stockton-on-Tees, Newgale Close benefits from excellent local amenities, easy commuting links and a strong community feel. Families are well served by a selection of highly regarded schools for all ages rated Good or excellent by recent Ofsted inspections. With nearby parks, leisure facilities, shops and easy access to the A19 and Teesside Parkway rail station, this address appeals to professionals and families seeking a well-connected community with quality schooling options.

- Large 4 Bed Detached
- 4 Double Bedrooms
- 3 Reception Rooms
- 2 Ensuite Bedrooms & Family Bathroom
- Cul de sac position
- Double Driveway
- Double Garage
- Solar Panels









Approximate total area<sup>(1)</sup>

1813 ft<sup>2</sup>  
168.5 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.2 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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.

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