



**Bonnyrigg Close, TS17 0PG**  
**4 Bed - House - Detached**  
**O.I.R.O £310,000**

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



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**FRIENDS**  
ESTATE AGENTS

# Bonnyrigg Close Ingleby Barwick TS17 0PG

Occupying a generous corner plot at the head of a quiet cul-de-sac in the highly sought-after Sober Hall area of Ingleby Barwick, this extended four-bedroom detached family home offers spacious and versatile accommodation ideal for modern family living.

The welcoming entrance hall leads into a spacious living room featuring a bay window, attractive fireplace and feature electric fire. A separate dining room flows seamlessly into the large conservatory, creating an excellent space for entertaining while enjoying views over the beautifully maintained rear garden.

The modern kitchen benefits from tiled flooring and ample storage, complemented by a separate utility room and convenient ground floor WC. The former garage has been professionally converted and is currently utilised as an additional bedroom, although it would make an ideal home office, snug, playroom or additional reception room.

To the first floor are four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The master bedroom enjoys a modern en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a large driveway providing off-road parking for up to four vehicles. The substantial rear garden is a true highlight, offering a high degree of privacy as it is not directly overlooked. Beautifully presented throughout, the garden features a superb decking area perfect for outdoor dining and relaxing.

Ideally located close to highly regarded schools, local shops and everyday amenities, the property also benefits from excellent transport links to the A66, A19 and A174.

Early viewing is highly recommended to appreciate the size, flexibility and outstanding plot this fantastic family home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK











## GROUND FLOOR

### Hallway

4'7" x 3'10" (1.41m x 1.18m)

### Living Room

13'5" x 16'7" (4.11m x 5.08m)

### Dining Room

9'1" x 9'9" (2.77m x 2.98m)

### Conservatory

8'4" x 12'3" (2.56m x 3.74m )

### Utility Room

5'4" x 6'3" (1.64m x 1.92m)

### WC

5'4" x 3'3" (1.63m x 1.00m)

### Bedroom

7'8" x 12'4" (2.36m x 3.76m)



## FIRST FLOOR

### Landing

8'7" x 6'3" (2.63m x 1.93m)

### Bedroom 1

10'11" x 10'11" (3.33m x 3.35m)

### En-Suite

7'7" x 2'11" (2.33m x 0.90m)

### Bedroom 2

8'3" x 10'5" (2.53m x 3.20m)

### Bedroom 3

9'4" x 7'11" (2.85m x 2.42m)

### Bedroom 4

8'4" x 6'7" (2.55m x 2.01m)

### Bathroom

6'9" x 5'6" (2.07m x 1.70m)







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1216 ft<sup>2</sup>  
113 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.

GIRAFFE 360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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