



Nevern Crescent, Ingleby Barwick, TS17 5EX
4 Bed - House - Detached
£357,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Nevern Crescent, TS17 5EX

*** RARE TO THE MARKET, EX-SHOWHOME ***
*** SOUTH FACING REAR GARDEN ***

NEW TO THE MARKET, this rare four bedroom detached family home, situated within the popular area of Roundhill, Ingleby Barwick, this large family home positioned within walking distance of well-regarded schools and local amenities.

The property briefly comprises of; Entrance Hall, Living Room, Study/Dining Room, Second Reception Room looking out to the Rear Garden, an Open Plan Kitchen / Diner with French Doors to the Rear Garden, Utility Room with internal access to the Garage and an Downstairs WC.
The First Floor consists of; Larger than normal Landing spanning over 13ft, Master Bedroom with Stunning En-Suite Shower Room, whilst Bedrooms 2 & 3 have Fitted Wardrobes, and an additional Bedroom 4. Off the landing you will find a Storage Cupboard and a Three Piece Family Bathroom.

Externally, the property has a large lawned area to the front, with generous sized driveway, allowing ample of off-street parking and access to the double garage. To the rear of the property you will find a multi-aspect garden, which has been carefully designed by the current owners to capture the benefits of the south facing garden all day.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
15'10" x 5'9"

Living Room
16'9" x 10'10"

Second Reception Room
9'1" x 10'11"

Study / Dining Room
10'4" x 8'5"

Kitchen / Diner
9'10" x 14'9"

Utility Room
5'6" x 5'1"

Downstairs WC
5'4" x 3'5"

FIRST FLOOR

Landing
13'4" x 5'0"

Bedroom 1
10'10" x 14'8"

En-Suite Shower Room
4'1" x 10'1"

Bedroom 2
8'11" x 12'8"

Bedroom 3
10'11" x 9'3"

Bedroom 4
8'9" x 11'5"

Family Bathroom
6'6" x 6'2"

DOUBLE GARAGE
17'4" x 17'1"









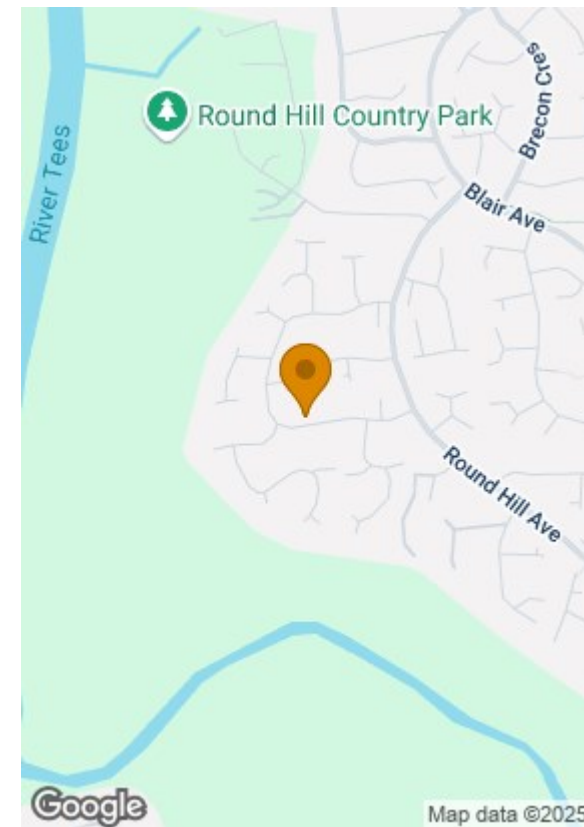
Approximate total area⁽¹⁾
1570.78 ft²
145.93 m²


(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(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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