



**Greensforge Drive, TS17 5LT**  
**4 Bed - House - Detached**  
**Offers In Excess Of £275,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Greensforge Drive Ingleby Barwick TS17 5LT

\*\*\* SPACIOUS CORNER PLOT POSITION NOT DIRECTLY OVERLOOKED \*\*\*

\*\*\* IDEAL FAMILY HOME \*\*\*

\*\*\* BRAND NEW KITCHEN & FAMILY BATHROOM \*\*\*

This lovely modern four bedroom detached family home, positioned on a generous corner plot, situated within the sought after area of 'The Rings', Ingleby Barwick.

The Property Briefly comprises of; Entrance Hall, with Karndean Flooring throughout the whole of the ground floor. Good Sized Living Room, Separate Dining Room, Open-Plan Kitchen/Diner with French Doors to the Rear Garden, Separate Utility Room and Downstairs WC.

The First Floor Provides; Generous Size Landing, Three Double Bedrooms, Master with En-Suite Shower Room and Built in Wardrobes, an Additional Fourth Bedroom and a Brand New Modern Family Bathroom.

Externally, the Property has a low maintenance gravel area to the front whilst the rear of the property has a lovely landscaped garden with paving area and artificial grass, in addition a single detached garage with a electric roller door and a long driveway providing ample of off-street parking.

\*\*\*The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

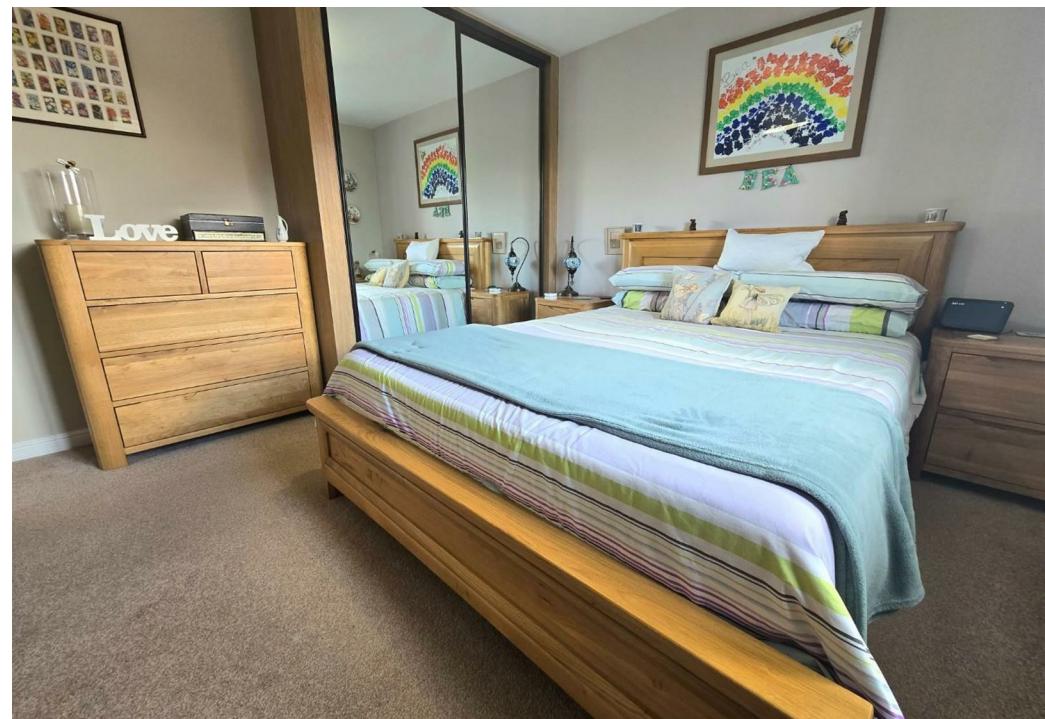
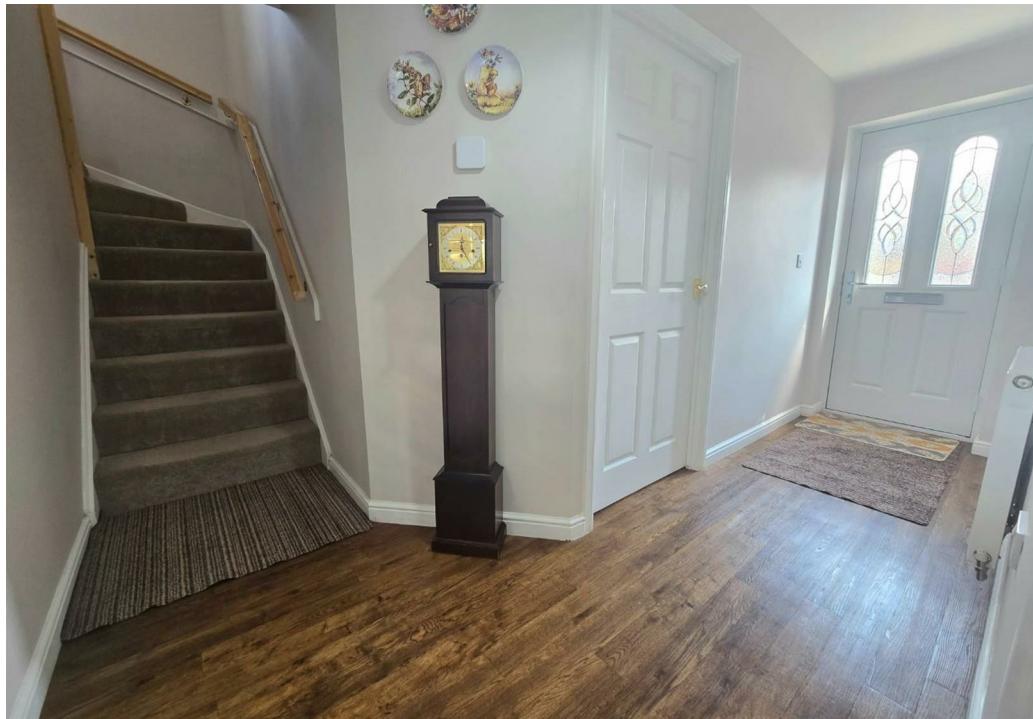
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.\*\*\*

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.











## GROUND FLOOR

### Entrance Hallway

3'8" x 13'4" (1.14m x 4.07m)

### Living Room

10'9" x 13'1" (3.28m x 4.01m)

### Dining Room

10'8" x 9'9" (3.26m x 2.98m)

### Kitchen / Diner

20'3" x 9'5" (6.18m x 2.89m)

### Utility Room

5'2" x 6'3" (1.60m x 1.91m)

### Downstairs WC

5'2" x 3'1" (1.60m x 0.96m)

## FIRST FLOOR

### Landing

6'3" x 8'0" (1.91m x 2.45m)

### Bedroom 1

11'8" x 11'6" (3.58m x 3.52m)

### En-Suite

5'5" x 6'5" (1.67m x 1.98m)

### Bedroom 2

8'6" x 11'6" (2.61m x 3.51m)

### Bedroom 3

9'0" x 9'10" (2.76m x 3.02m)

### Bedroom 4

7'9" x 8'2" (2.38m x 2.51m)

### Family Bathroom

7'9" x 6'5" (2.38m x 1.96m)

## SINGLE DETACHED GARAGE

8'11" x 17'7" (2.72m x 5.37m)

### Notice:

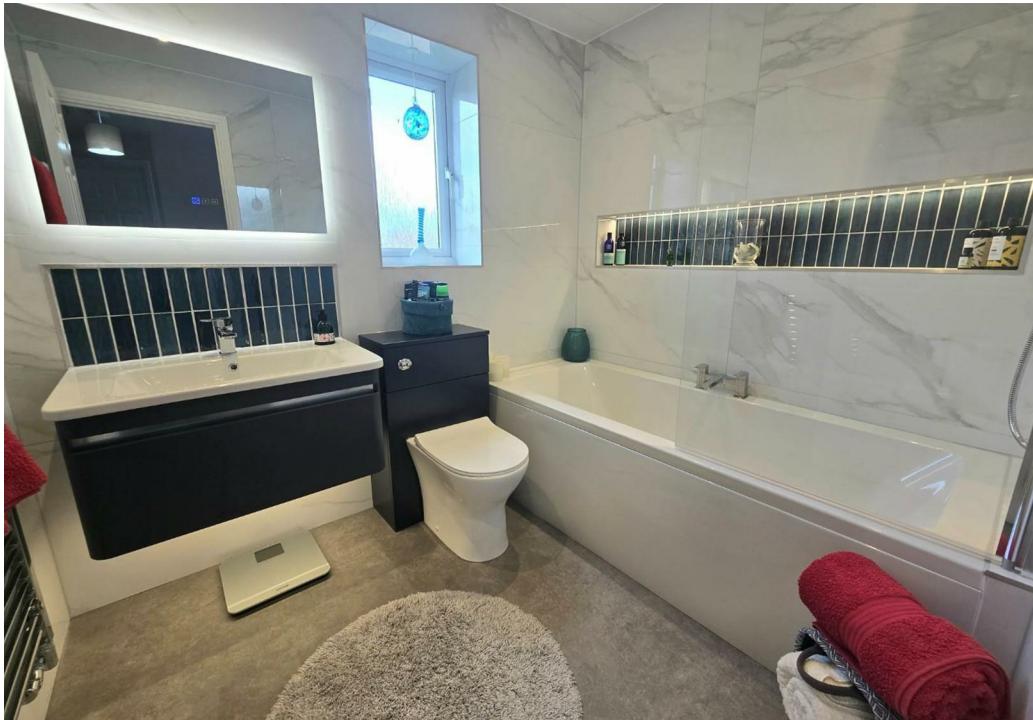
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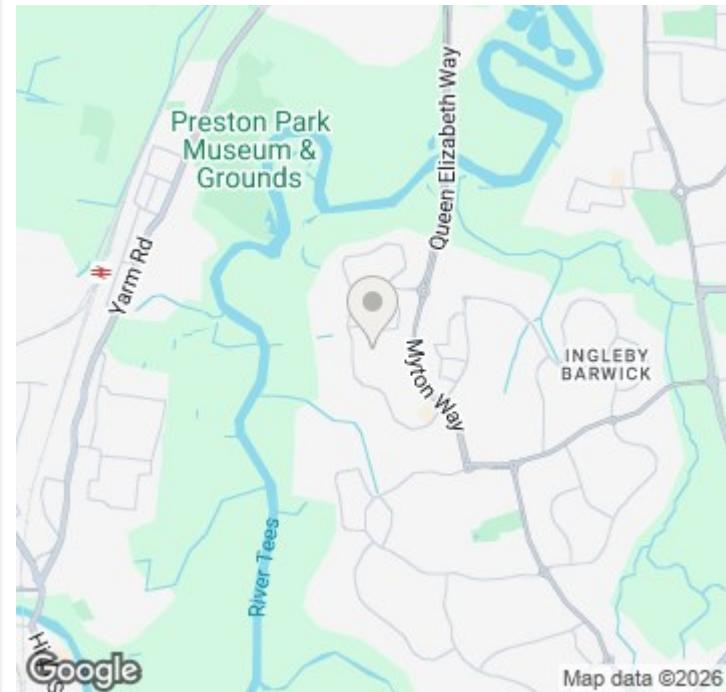
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Approximate total area<sup>(1)</sup>  
1294 ft<sup>2</sup>  
120.2 m<sup>2</sup>



(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.

GIRAFFE360

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(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

**Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH**  
**Tel: 01642 762944**  
**inglebybarwick@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**