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FOR SALE
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Holme Land, TS17 5FB
4 Bed - House - Detached
£280,000

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

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Holme Land

Ingleby Barwick TS17 5FB

Situated in the highly desirable Broomhill area of Ingleby Barwick, this exceptional four-bedroom detached property offers modern, spacious living ideal for growing families.

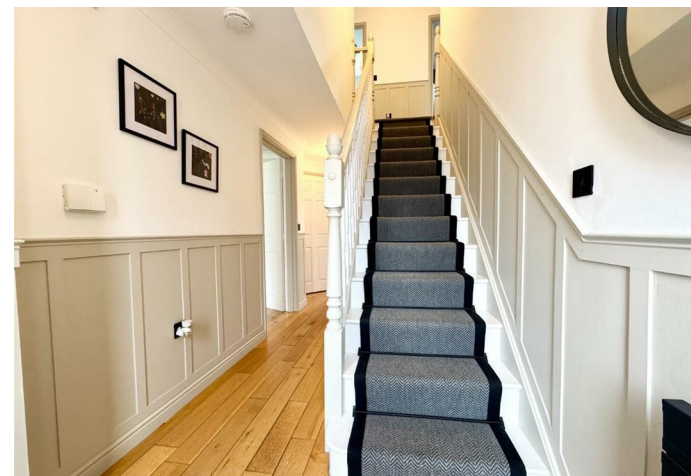
Upon arrival, the home immediately impresses with a stylish new composite front door leading into a bright and welcoming entrance hallway, beautifully enhanced with elegant decorative wall panelling. To the left, the contemporary living room features a charming bay window and a bespoke built-in media wall, creating a perfect space to relax and unwind. This room flows seamlessly into a cosy snug at the rear, complete with French doors opening onto a decking area.

The standout feature of the home is undoubtedly the stunning modern kitchen, thoughtfully designed with integrated appliances including a fridge/freezer, electric hob, and oven. A separate utility area adds further convenience. The partially converted garage has been cleverly adapted to create a dining room, resulting in an impressive open-plan kitchen/diner—ideal for entertaining and everyday family life.

To the first floor, the property offers four generously sized bedrooms. The master bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Bedroom two is particularly bright and airy, featuring dual windows, fitted wardrobes, and a useful additional storage cupboard. The remaining bedrooms are well-proportioned and serviced by a modern family bathroom.

Externally, the property boasts a large, low-maintenance rear garden, laid with astro turf and complemented by a spacious decking area—perfect for outdoor entertaining and enjoying a high degree of privacy, as the garden is not overlooked. A practical storage shed runs along the side of the house. To the front, a driveway provides off-road parking for two vehicles, while the partially converted garage retains valuable storage space.

This is a truly outstanding family home, ready to move straight into and enjoy.











GROUND FLOOR

Entrance Hallway

6'2" x 14'4" (1.88m x 4.37m)

Living Room

10'7" x 15'11" (3.24m x 4.87m)

Snug Room

9'6" x 8'11" (2.91m x 2.74m)

Kitchen

13'6" x 9'1" (4.12m x 2.77m)

Dining Room

8'0" x 10'8" (2.46m x 3.26m)

Utility Room

5'9" x 6'3" (1.77m x 1.91m)

W/C

2'10" x 4'11" (0.87m x 1.50m)

FIRST FLOOR

Landing

13'1" x 3'10" (4.01m x 1.18m)

Bedroom 1

11'2" x 9'7" (3.42m x 2.93m)

En-Suite

7'6" x 3'8" (2.30m x 1.13m)

Bedroom 2

12'4" x 11'6" (3.77m x 3.52m)

Bedroom 3

9'5" x 8'10" (2.88m x 2.71m)

Bedroom 4

9'1" x 7'0" (2.79m x 2.15m)

Bathroom

7'0" x 6'0" (2.15m x 1.83m)

EXTERNALLY

Garage

8'2" x 5'2" (2.51m x 1.60m)







Ground Floor



Floor 1



Approximate total area^m
1158 ft²
107.6 m²

Reduced headroom
11 ft²
1 m²

(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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		78	
(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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