



Apsley Way, TS17 5GB
4 Bed - House - Detached
O.I.R.O £290,000

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



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Apsley Way

Ingleby Barwick TS17 5GB

Situated within the highly sought-after 'Rings' development of Ingleby Barwick, this exceptional four-bedroom detached family home has been hugely improved and upgraded throughout, with no expense spared to create a stylish, contemporary home that is truly ready to move straight into with NO ONWARD CHAIN

Finished in modern neutral décor and featuring quality upgraded oak internal doors throughout, the accommodation begins with a spacious and welcoming entrance hallway. To the front is a generous living room with a beautiful bay window and feature log burner, while to the rear is a versatile dining room, currently used as a second reception room.

The impressive modern kitchen has been upgraded to a high standard and benefits from integrated appliances, complemented by a separate utility room offering additional storage and housing the upgraded combi boiler, which remains under warranty. A ground floor WC and internal access to the garage complete the ground floor.

The first floor offers a spacious landing with useful storage cupboard, four well-proportioned bedrooms, including a superb master bedroom with a striking bay window and stylish refitted en-suite. Bedroom four is currently utilised as a dressing room, while the luxurious family bathroom has been upgraded to include a large double shower and contemporary wall cladding. The loft is partially boarded for additional storage.

Externally, the property continues to impress with newly installed anthracite triple-glazed windows, a driveway providing off-road parking for multiple vehicles, and a single garage. To the rear is a stunning south-facing garden, designed for low maintenance with porcelain paving and artificial lawn, providing the perfect space for relaxing and entertaining.

Ideally positioned close to highly regarded schools, shops and local amenities, with excellent transport links to the A66, A19 and A174, this outstanding home offers the perfect combination of style, space and convenience.











GROUND FLOOR

Entrance Hallway

18'3" x 3'4" (5.58m x 1.02m)

Living Room

13'10" x 10'10" (4.24m x 3.32m)

Dining Room

9'8" x 11'0" (2.97m x 3.37m)

Kitchen

9'10" x 12'3" (3.00m x 3.74m)

Utility Room

5'1" x 6'9" (1.55m x 2.08m)

WC

2'11" x 4'6" (0.90m x 1.39m)

FIRST FLOOR

Landing

6'0" x 7'2" (1.83m x 2.19m)

Bedroom 1

12'6" x 10'7" (3.83m x 3.23m)

En-Suite

7'1" x 3'11" (2.17m x 1.21m)

Bedroom 2

11'0" x 8'6" (3.36m x 2.61m)

Bedroom 3

9'1" x 8'9" (2.77m x 2.68m)

Bedroom 4

7'10" x 8'1" (2.40m x 2.47m)

Bathroom

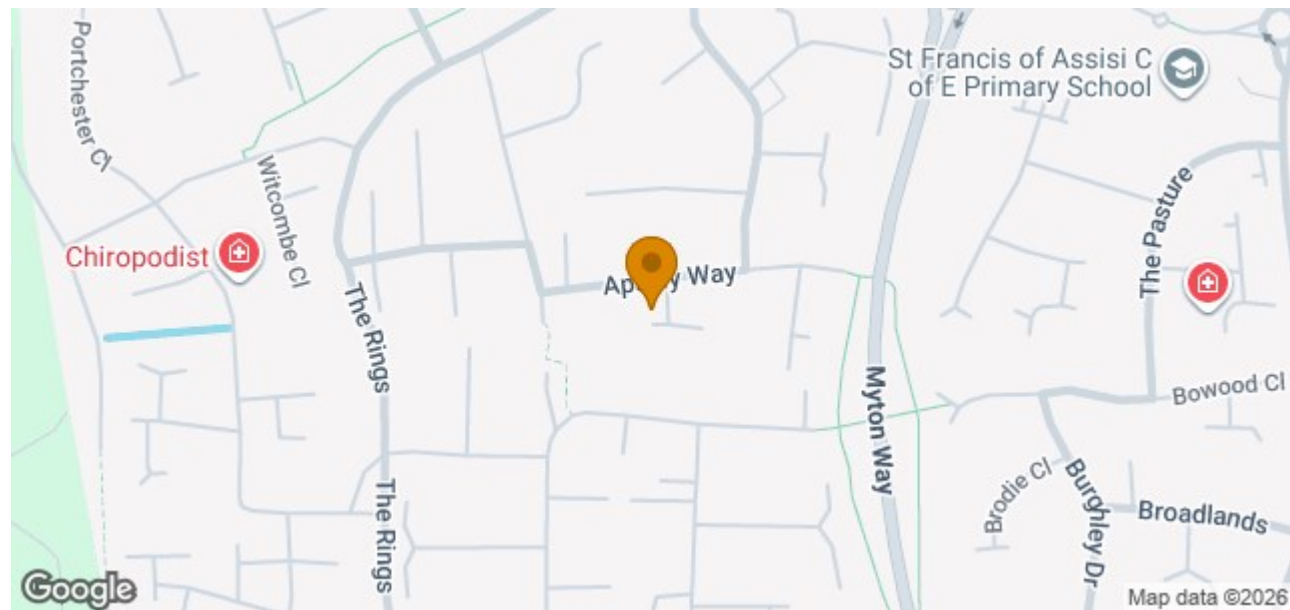
7'10" x 6'3" (2.40m x 1.91m)

EXTERNALLY

Garage

15'2" x 8'4" (4.63m x 2.55m)







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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	79
EU Directive 2002/91/EC		

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