



**Houghton Banks, Ingleby Barwick, TS17 5AL**  
**5 Bed - House - Detached**  
**£367,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Houghton Banks, TS17 5AL

\*\*\* IDEAL FAMILY HOME \*\*\*  
\*\*\* DETACHED FIVE BEDROOM PROPERTY \*\*\*

We are pleased to offer to the market a lovely five bedroom, three storey detached family home standing on a good sized plot with an attractive open outlook to the front towards Ingleby Barwick Golf Club, located within the popular area of Broomhill, Ingleby Barwick.

The Property briefly comprises of; Cloakroom/W.C. Study, Lounge, Separate Dining Room, Sunroom, Fitted Kitchen and a Utility Room. On the First Floor there is a Large Landing, Four Bedrooms (one with En-Suite Shower Room/W.C) and Family Bathroom/W.C. To the Second Floor is a magnificent Master Bedroom Suite with Fitted Wardrobes and a Large En-Suite Bathroom/W.C. Externally, there are an Open Plan Front Garden, Double width Driveway and Detached Double Garage.

An internal inspection is highly recommended to appreciate the property fully. For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

## GROUND FLOOR

Entrance Hall  
18'4" x 6'1"

Downstairs WC  
5'10" x 4'0"

Second Lounge  
15'6" x 8'8"

Living Room  
19'8" x 10'6"

Dining Room  
10'10" x 10'7"

Sunroom  
7'7" x 10'9"

Kitchen  
8'3" x 15'2"

Utility Room  
5'11" x 7'1"

## FIRST FLOOR

Landing  
22'5" x 10'8"

Bedroom 1  
10'6" x 12'10"

En-Suite  
8'11" x 4'11"

Bedroom 2  
11'5" x 9'8"

Bedroom 3  
7'10" x 9'1"

Bedroom 4  
8'11" x 8'3"

Family Bathroom  
9'10" x 5'6"

## SECOND FLOOR

Landing  
4'8" x 3'2"

Bedroom 5  
12'11" x 17'3"

En-Suite  
9'10" x 8'11"

DOUBLE DETACHED GARAGE  
17'10" x 18'3"



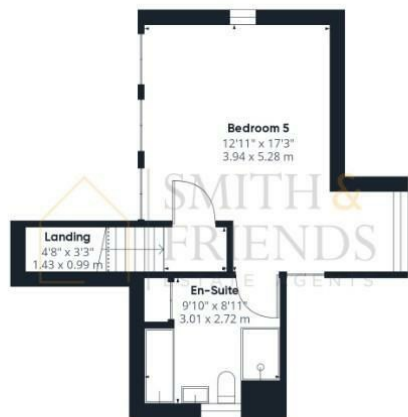
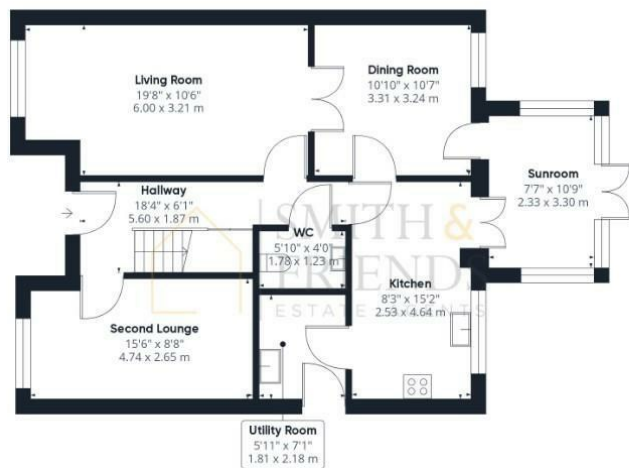












Approximate total area<sup>(1)</sup>  
 2176.12 ft<sup>2</sup>  
 202.17 m<sup>2</sup>

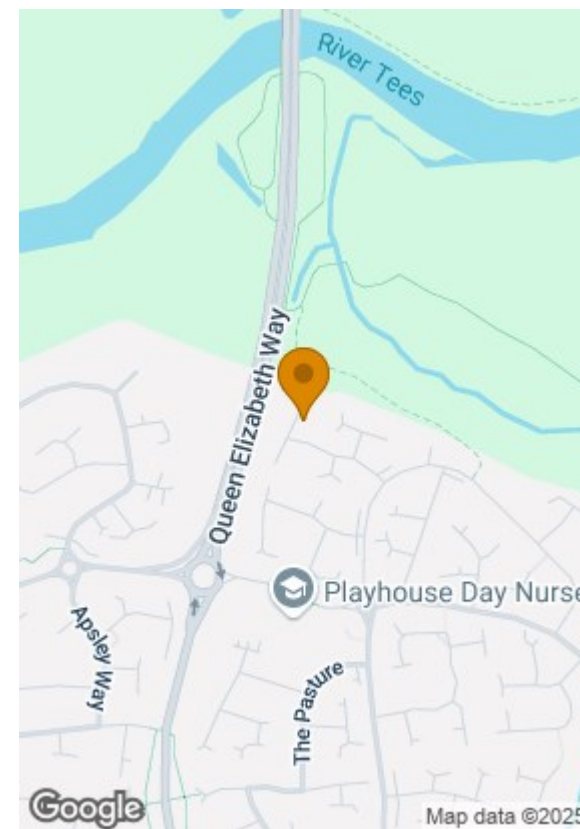
(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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>		
(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>	76	83
	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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