

The Orchard, TS17 5NA
4 Bed - House - Detached
£295,000

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

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The Orchard
Ingleby Barwick TS17 5NA

A superb four-bedroom detached family home, occupying a fantastic plot within a quiet cul-de-sac in the highly sought-after Broomhill area of Ingleby Barwick.

Beautifully remodelled and upgraded throughout to an exceptional standard, this stylish home offers contemporary living, generous proportions and meticulous attention to detail. Ideally located within walking distance of local schools, shops and amenities, with excellent access to the A66, A19 and A174.

The welcoming entrance hallway leads to a beautifully presented living room featuring a bay window and striking feature media wall with integrated electric fireplace.

To the rear is the impressive 25ft open-plan kitchen/diner, comprehensively upgraded with a high-specification modern kitchen. French doors provide a seamless connection to the stunning rear garden, creating an ideal space for both everyday family life and entertaining. A stylish downstairs WC and useful internal access to the garage complete the ground floor.

The first floor offers four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a stylish upgraded en-suite, whilst the remaining bedrooms provide excellent flexibility for family, guests or home working. The upgraded family bathroom completes the accommodation.

Externally, the property occupies a fantastic plot with a beautifully landscaped rear garden, featuring porcelain-tiled entertaining areas, a well-maintained lawn, established planting and a professionally installed pergola with dedicated seating area.

To the front is a driveway providing parking for two vehicles, alongside a single garage with electric roller door.

An exceptional family home presented to an outstanding standard and ready to move straight into. Early viewing is highly recommended.












AEG
AEG





























GROUND FLOOR

Entrance Hallway
14'5" x 6'1" (4.40m x 1.86m)

Living Room
14'2" x 10'7" (4.32m x 3.24m)

Kitchen\Diner
8'11" x 25'10" (2.72m x 7.89m)

WC
5'0" x 2'11" (1.54m x 0.91m)

FIRST FLOOR

Landing
4'1" x 12'11" (1.25m x 3.94m)

Bedroom 1
13'1" x 11'2" (3.99m x 3.41m)

En-Suite
4'6" x 7'7" (1.39m x 2.32m)

Bedroom 2
11'11" x 12'4" (3.64m x 3.76m)

Bedroom 3
9'0" x 9'3" (2.75m x 2.83m)

Bedroom 4
6'11" x 9'0" (2.13m x 2.76m)

Bathroom
6'2" x 6'11" (1.88m x 2.13m)

EXTERNALLY

Garage
17'1" x 8'3" (5.22m x 2.52m)

SALE READY LEGAL PACK
Get ready for speedier, smoother and more successful sales with Sale Ready properties!

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:

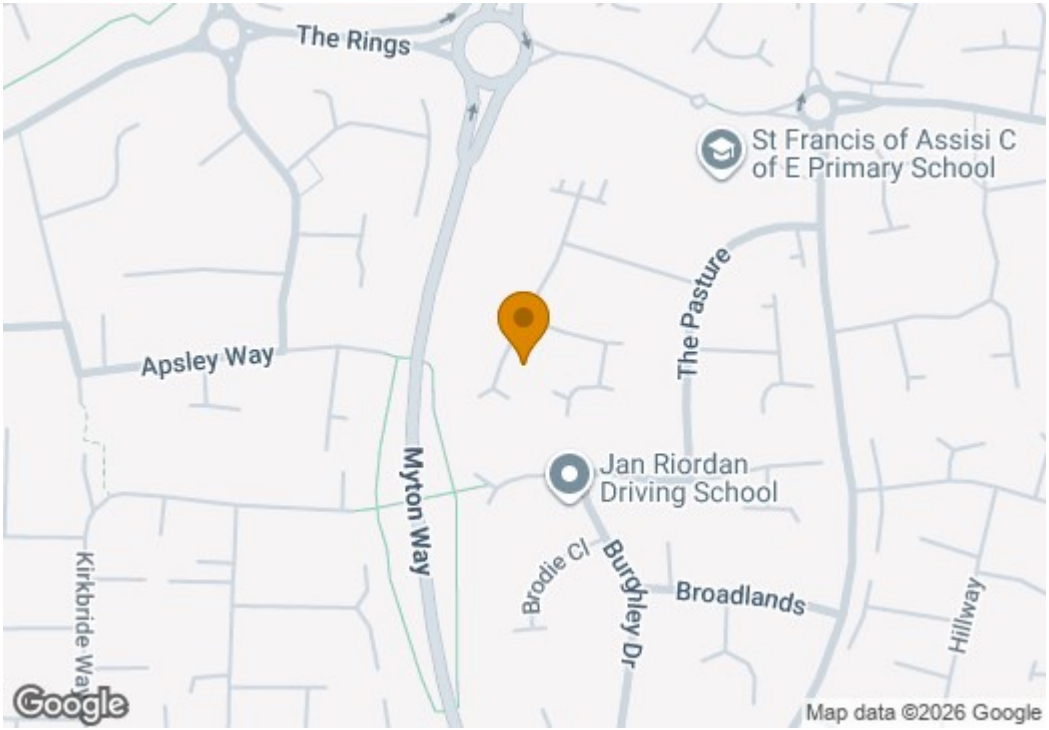
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries

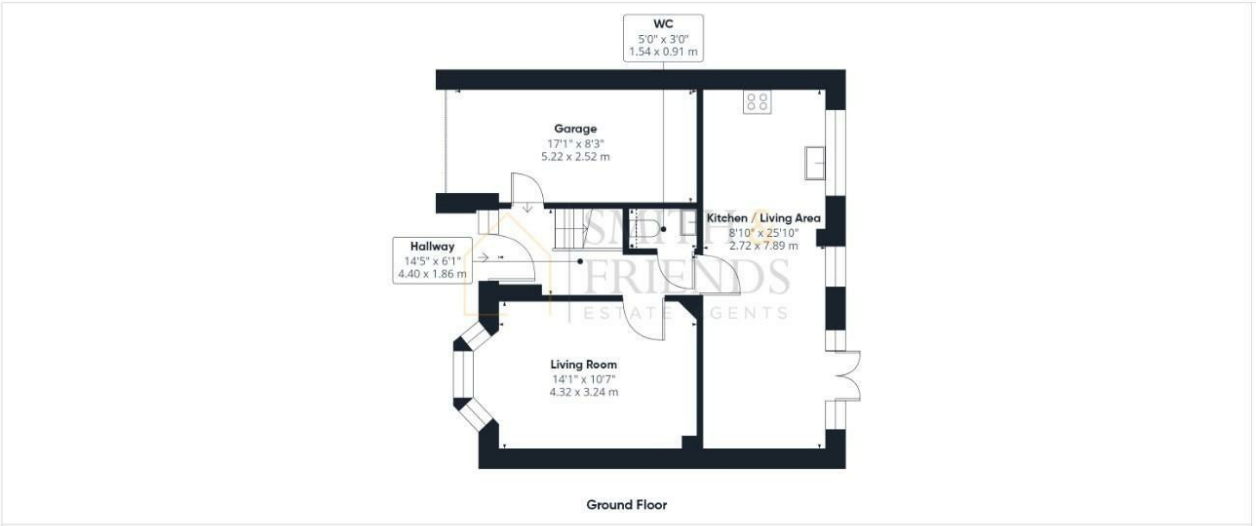
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.








The Rings
St Francis of Assisi C of E Primary School
The Pasture
Apsley Way
Myton Way
Jan Riordan Driving School
Brodie Cl
Burghley Dr
Broadlands
Hillway
Kirkbride Way
Google
Map data ©2026 Google



Approximate total area(1)

1163 ft²

108.2 m²

Reduced headroom

12 ft²

1.1 m²

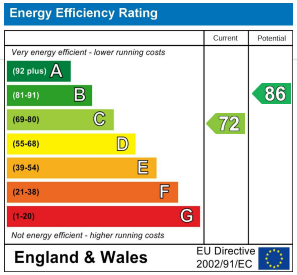
(1) Excluding balconies and terraces

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.

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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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