



**Preseli Grove, TS17 5HB**  
**4 Bed - House - Detached**  
**£295,000**

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



# Preseli Grove Ingleby Barwick TS17 5HB

**\*\* NO FORWARD CHAIN \*\***

**\*\* SUPERB CUL-DE-SAC POSITION \*\***

Located within the highly sought-after Roundhill area of Ingleby Barwick, this immaculately presented four bedroom detached family home occupies a superb position within a quiet cul-de-sac and is offered for sale with no onward chain. The property has been exceptionally well maintained and provides spacious, modern accommodation ideal for family living.

Upon entering the property you are welcomed by an impressive entrance hallway featuring attractive oak flooring, creating a stylish first impression, along with a convenient downstairs W/C.

To the front of the property is the separate dining room, enhanced by a bay window allowing plenty of natural light and providing an ideal space for formal dining or entertaining. To the rear, the spacious living room offers a bright and comfortable space for relaxing, with French doors opening directly onto the beautifully presented rear garden.

The property also benefits from a modern high specification kitchen fitted with granite worktops and a full range of integrated appliances, including a fridge freezer, dishwasher, washing machine, oven, microwave, warming drawer and an impressive electric induction hob.

To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. Three of the bedrooms feature fitted sliding wardrobes, providing excellent storage. The modern family bathroom includes both a separate shower cubicle and bath.

Additional features include a partially boarded loft with ladder access and lighting. Externally, the property enjoys a beautifully presented and generously sized rear garden, while to the front there is a double width driveway providing ample off-road parking and an integral garage.

Ideally located close to highly regarded schools, shops and local amenities, the property also offers excellent transport links to the A19, A66 and A174, making it ideal for commuters.











## GROUND FLOOR

### Entrance Hallway

13'3" x 5'11" (4.04m x 1.81m)

### Dining Room

9'3" x 9'10" (2.83m x 3.02m)

### Living Room

14'10" x 14'7" (4.53m x 4.45m)

### Kitchen

15'8" x 10'0" (4.79m x 3.07m)

### W/C

4'9" x 2'7" (1.47m x 0.80m)



## FIRST FLOOR

### Bedroom 1

10'8" x 10'8" (3.27m x 3.26m)

### Bedroom 2

12'3" x 8'6" (3.74m x 2.60m)

### Bedroom 3

8'5" x 8'7" (2.59m x 2.63m)

### Bedroom 4

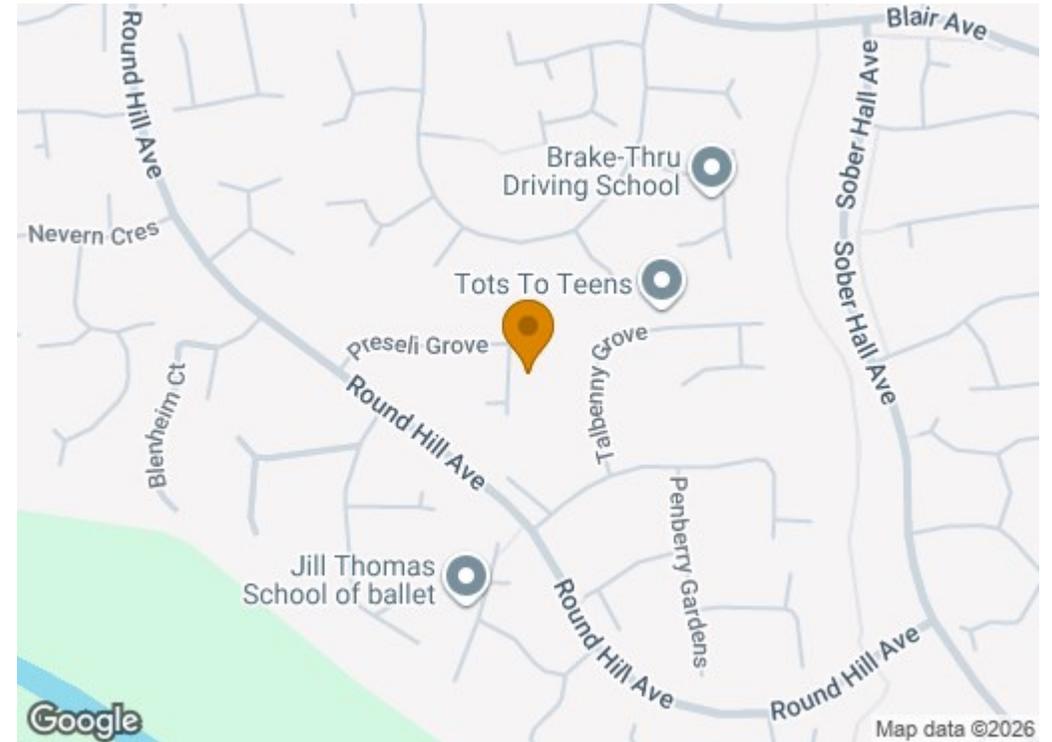
8'5" x 8'6" (2.57m x 2.61m)

## EXTERNALLY

### Garage

16'9" x 8'1" (5.13m x 2.47m)







Approximate total area<sup>m</sup>  
 1264 ft<sup>2</sup>  
 117.4 m<sup>2</sup>

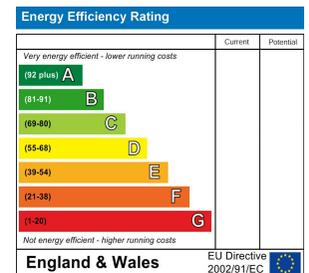
Reduced headroom  
 1 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(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.

GIRAFFE 360



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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