



**Church Field Way, Ingleby Barwick, TS17 5AW**  
**4 Bed - House - Detached**  
**£289,995**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







Church Field Way, TS17 5AW

- \*\*\* IMPRESSIVELY EXTENDED FOUR BEDROOM FAMILY HOME \*\*\*
- \*\*\* ELECTRIC CAR CHARGING POINT \*\*\*
- \*\*\* TRIPLE WIDTH DRIVEWAY WITH SINGLE GARAGE \*\*\*

SMITH & FRIENDS have brought this superb extended four bedroom detached family home to the market, positioned within an attractive Cul-de-sac, in the sought after location of Broomhill, Ingleby Barwick.

The property stands on a good sized plot and undergone an impressive remodel downstairs within this property, consisting of an Entrance Hall with Under Floor Heating and access to the Garage, Modern Downstairs WC, with two clear glass doors leading to the Stunning Open Plan Kitchen / Diner and Living Room. The Kitchen has integrated Dishwasher, Oven and Microwave, leading to a spacious Dining Area dividing the Living Room and Kitchen, giving you that fantastic entertainment space for all those family occasions. The living room is a prime feature of this property with its amazing Bi-Fold Doors to the rear garden, a Beautiful Logged Burner situated in the corner giving you that warm cosy feeling in the winter months. In addition, the property has a Second Lounge which was previously the dining room, an ideal space for a study or play room for a family.

The First Floor provides Four Bedrooms (Master having an En-Suite Shower Room WC) and family Bathroom WC. Three bedrooms also benefit from Built in wardrobes, giving you extra space within each room.

Externally, the property has an open plan front garden, with a triple width driveway, integral garage and a good sized enclosed rear garden with paved patio area.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hallway  
14'0" x 3'1"

Open Plan Kitchen / Diner / Living Room  
26'8" x 9'6"

Second Lounge  
9'8" x 9'8"

Downstairs WC  
3'3".187'0" x 3'1"

FIRST FLOOR

Landing  
5'9" x 6'11"

Bedroom 1  
11'5" x 10'0"

En-Suite  
6'4" x 5'8"

Bedroom 2  
8'8" x 8'10"

Bedroom 3  
10'4" x 8'10"

Bedroom 4  
6'9" x 8'10"

Family Bathroom  
5'6" x 6'11"

GARAGE  
16'7" x 8'2"















Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1332.04 ft<sup>2</sup>

123.75 m<sup>2</sup>

**Reduced headroom**

1.5 ft<sup>2</sup>

0.14 m<sup>2</sup>

(1) Excluding balconies and terraces.

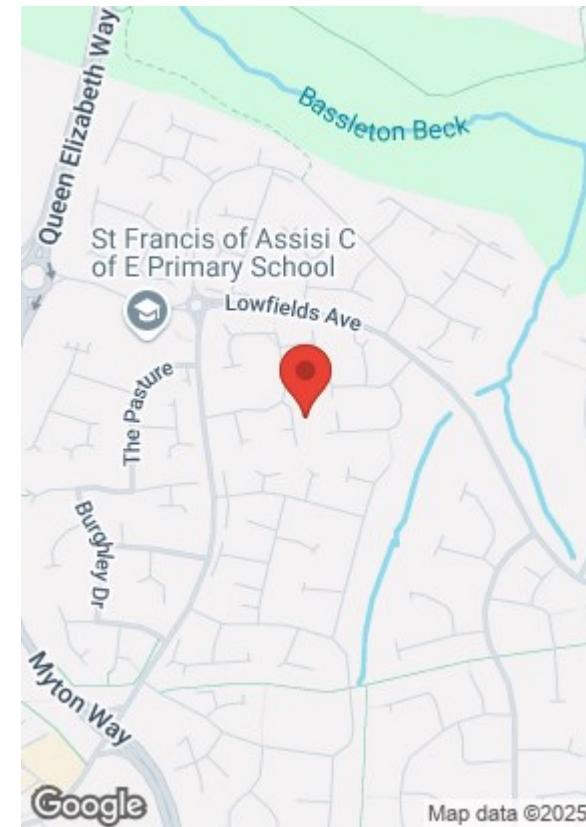
Reduced headroom

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>                            |         | 81                      |
| (69-80) <b>C</b>                            | 68      |                         |
| (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 |         |                         |
| 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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