

Barrowburn Green, TS17 0FF
3 Bed - House - Detached
£285,000

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

SMITH & FRIENDS
ESTATE AGENTS

Barrowburn Green
Ingleby Barwick TS17 0FF

Situated in the highly desirable Sober Hall area of Ingleby Barwick, this impressive extended three-bedroom detached family home occupies a pleasant cul-de-sac position overlooking the green. Offering spacious, versatile accommodation, three genuine double bedrooms and a beautifully landscaped rear garden, this property is ideal for families seeking a home in a sought-after location.

The ground floor welcomes you into a spacious lounge with a bay window, currently utilised as a dining room, flowing through to the formal dining area. To the rear, an impressive extended sunroom features large windows, allowing plenty of natural light while enjoying views across the garden. The spacious fitted kitchen is complemented by a separate WC and extended utility area.

To the first floor are three generous double bedrooms, all benefiting from fitted storage cupboards. The master bedroom further benefits from a stylish en-suite, while a family bathroom with a white three-piece suite completes the accommodation. A partially boarded loft with drop-down ladders provides additional storage.

Externally, the property offers driveway parking and a partially converted garage, providing useful storage space.

The extended rear garden is a particular highlight, thoughtfully landscaped by the current vendors to create a generous outdoor space. Featuring a spacious lawn, established plants, shrubs and decorative borders, there is also a generous paved patio ideal for outdoor dining, alongside a further seating area beneath an impressive covered timber gazebo.

Conveniently located close to local schools, shops and amenities, the property also benefits from excellent transport links to the A66, A19 and A174, making it ideal for families and commuters alike.

Early viewing is highly recommended to appreciate the space, extensions and superb position this attractive family home has to offer.




















BREAD








Potions













GROUND FLOOR

Entrance
4'1" x 4'0" (1.25m x 1.23m)

Lounge
10'4" x 16'0" (3.15m x 4.88m)

Dining Room
7'8" x 10'3" (2.34m x 3.13m)

Sunroom
14'5" x 12'0" (4.40m x 3.68m)

Kitchen
14'6" x 10'3" (4.43m x 3.14m)

WC\Utility
8'0" x 8'10" (2.46m x 2.70m)

FIRST FLOOR

Landing
11'6" x 2'10" (3.51m x 0.88m)

Bedroom 1
10'8" x 11'10" (3.27m x 3.63m)

En-Suite
5'7" x 7'3" (1.71m x 2.22m)

Bedroom 2
8'4" x 10'10" (2.55m x 3.32m)

Bedroom 3
10'5" x 9'3" (3.20m x 2.84m)

Bathroom
5'6" x 7'3" (1.70m x 2.22m)

EXTERNALLY

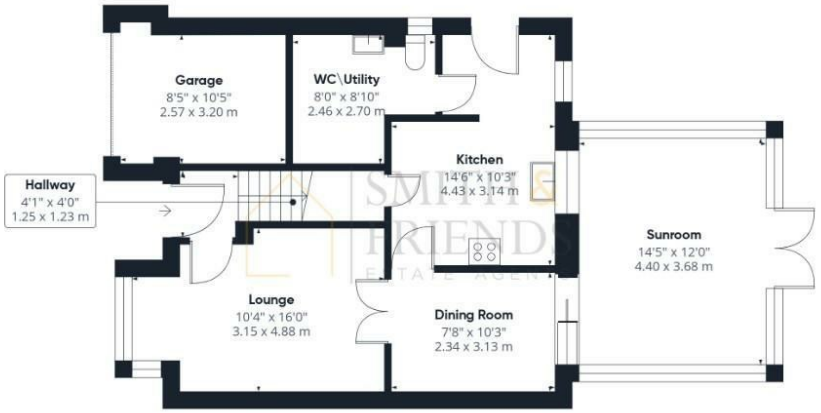
Garage
8'5" x 10'5" (2.57m x 3.20m)



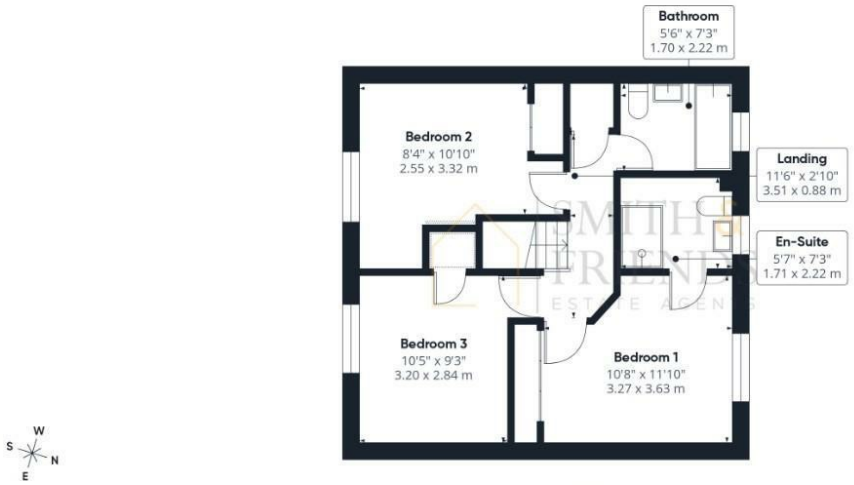








Ground Floor



Floor 1

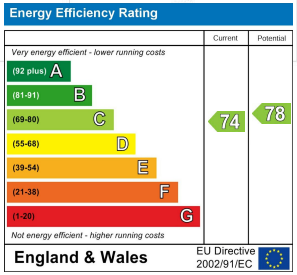
Approximate total area(1)

1229 ft²

114.1 m²

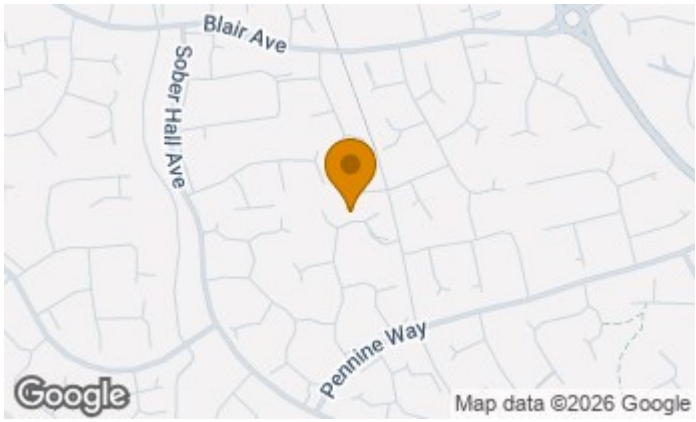
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.









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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS