



We are pleased to offer for sale a superb four bedroom detached house in the sought after Beckfields area of Ingleby Barwick. Located in a quiet cul de sac on a good sized plot with a private west facing rear garden and off street parking to the front for three cars.

Presented in immaculate decorative order throughout with all fitted carpets, floor coverings, blinds and light fittings included in the sale. A particular feature is the open plan refitted kitchen and dining room with bi fold doors to the rear garden. Also the garage has been converted into an additional reception room/ office/ bedroom 5.

Beningborough Gardens is located in a residential area off Beckfields Avenue only a short walk from local shops, excellent schools for all age groups and regular bus services.

With the benefit of gas central heating with combi boiler with 6 years warranty left and upvc double glazing the property offers the well appointed family sized accommodation which must be viewed internally to be appreciated fully.

Briefly comprising: Entrance Hall with stairs to the first floor, spacious Lounge with bay window, 18' open plan refitted Kitchen/ Dining Room with built in oven and hob, granite work tops and new dishwasher both under warranty, fitted Utility Room, Cloakroom/ wc with refitted white suite, Reception Room/ Office/ Bedroom 5, Landing, four Bedrooms - master with En Suite Shower Room/ wc and all having a range of fitted wardrobes and family Bathroom/ wc.

The private west facing rear garden provides a superb entertaining space in the summer months. There is a large artificial lawn, large paved patio area and a good sized insulated garden room with LED electric fire, tiled flooring and large shed/ mancave/ childs hideaway which runs the full length of the house with stable door and partitioned into two useful rooms/ spaces.

An internal inspection is highly recommended to appreciate the property fully.

Beningborough Gardens, Ingleby Barwick, TS17 0TY

4 Bedroom - House - Detached

£310,000

EPC Rating:

Tenure: Freehold

Council Tax Band: D



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FRIENDS**
ESTATE AGENTS

Beningborough Gardens, Ingleby Barwick, TS17 0TY

GROUND FLOOR

Entrance Hall

Lounge

16'4 x 13'0 narrowing to 11'4 (4.98m x 3.96m narrowing to 3.45m)

Kitchen/ Dining Room

18'8 x 9'8 (5.69m x 2.95m)

Utility Room

6'4 x 5'7 (1.93m x 1.70m)

Cloakroom/ wc

5'6 x 3'0 (1.68m x 0.91m)

Reception Room/ Office/ Bedroom 5

17'0 x 7'0 (5.18m x 2.13m)

FIRST FLOOR

Landing

Bedroom 1

13'2 9'6 plus wardrobes (4.01m 2.90m plus wardrobes)

En Suite Shower Room/ wc

7'6 x 4'5 (2.29m x 1.35m)

Bedroom 2

9'6 x 9'2 plus wardrobes (2.90m x 2.79m plus wardrobes)

Bedroom 3

9'5 x 7'11 (2.87m x 2.41m)

Bedroom 4

8'9 x 7'4 (2.67m x 2.24m)

Bathroom/ wc

6'6 x 6'5 (1.98m x 1.96m)

OUTSIDE

Garden Room

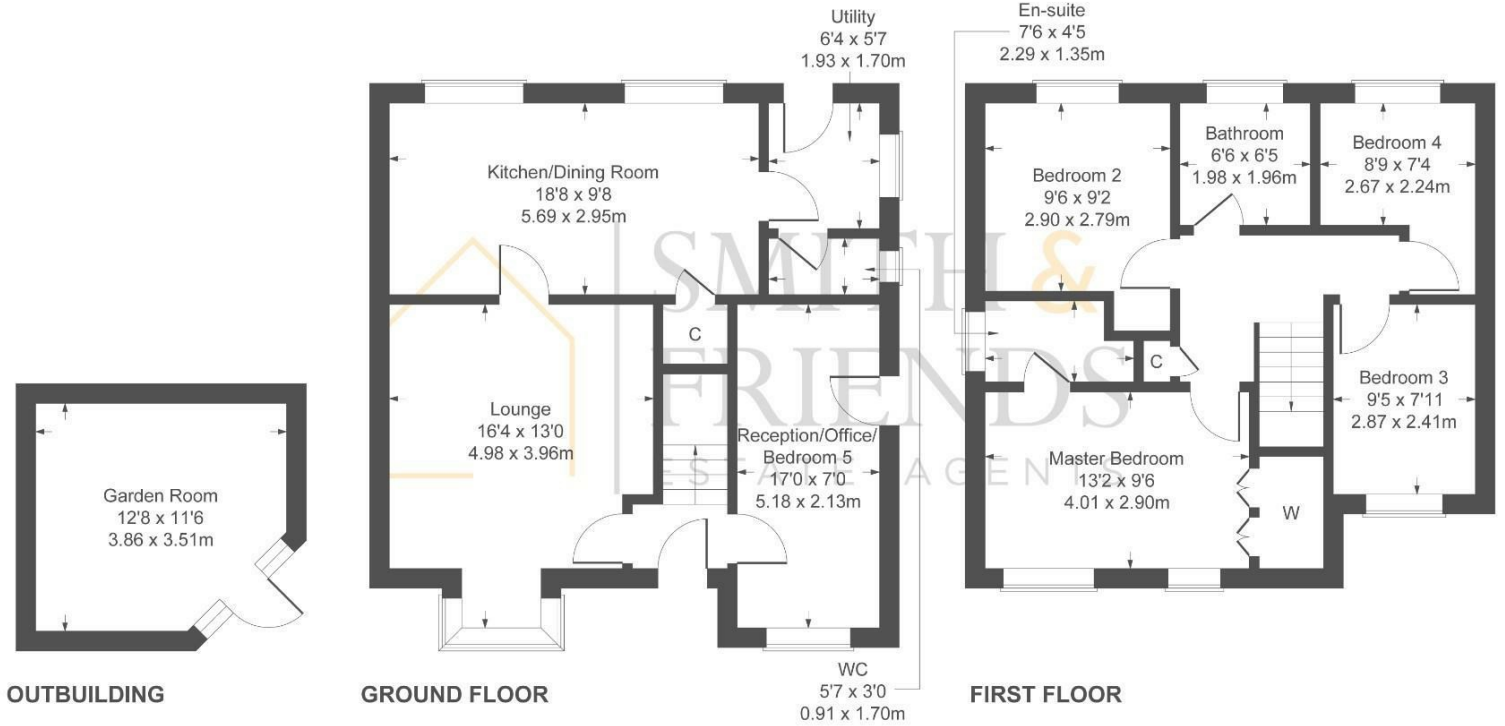
12'8 x 11'6 (3.86m x 3.51m)





Beningborough Gardens

Approximate Gross Internal Area
1301 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes 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. We 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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