

We are pleased to offer for sale a superb four bedroom detached house in an attractive cul de sac position in the popular Rings area of Ingleby Barwick. Built by Persimmon Homes to the popular Kendal design the property is presented in immaculate decorative order throughout with the benefit of many excellent improvements.

The property offers excellent family sized accommodation with the benefit of gas central heating, upvc double glazing and lovely tiled flooring to most of the ground floor rooms. A particular feature of the property is a 24' open plan Kitchen/ Dining/ Family Room with french doors to the rear garden.

The well appointed accommodation briefly comprises: Entrance Hall with stairs to the first floor, superb fully tiled and upgraded Cloakroom/ wc, spacious Lounge, Kitchen/ Dining Room with integrated appliances, Landing, four Bedrooms - master with an excellent range of sliding door fitted wardrobes and En Suite Shower Room/ wc with tiled flooring and fully tiled family Bathroom/ wc with tiled flooring.

Externally open plan front garden laid to lawn with double width tarmac drive providing off street parking and leading to an integral garage. Enclosed rear garden laid to lawn with large paved patio area ideal for entertaining in the summer months.

Viewing is highly recommended to appreciate the property fully.

**Cades Grove, Ingleby Barwick, TS17 5FN**

**4 Bedroom - House - Detached**

**£284,995**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: D**



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ESTATE AGENTS



**Cades Grove, Ingleby Barwick, TS17 5FN**



**GROUND FLOOR**

**Entrance Hall**

**Cloakroom/ wc**

**5'0 x 3'2 (1.52m x 0.97m)**

**Lounge**

**14'0 x 10'4 (4.27m x 3.15m)**

**Kitchen/ Dining/ Family Room**

**23'10 x 8'8 (7.26m x 2.64m)**



**FIRST FLOOR**

**Landing**

**Bedroom 1**

**13'4 x 11'2 (4.06m x 3.40m)**

**En Suite Shower Room/ wc**

**7'4 x 3'10 (2.24m x 1.17m)**



**Bedroom 2**

**14'2 x 10'4 (4.32m x 3.15m)**

**Bedroom 3**

**9'0 x 8'10 (2.74m x 2.69m)**

**Bedroom 4**

**9'10 x 7'4 (3.00m x 2.24m )**

**Bathroom/ wc**

**7'0 x 6'0 (2.13m x 1.83m)**



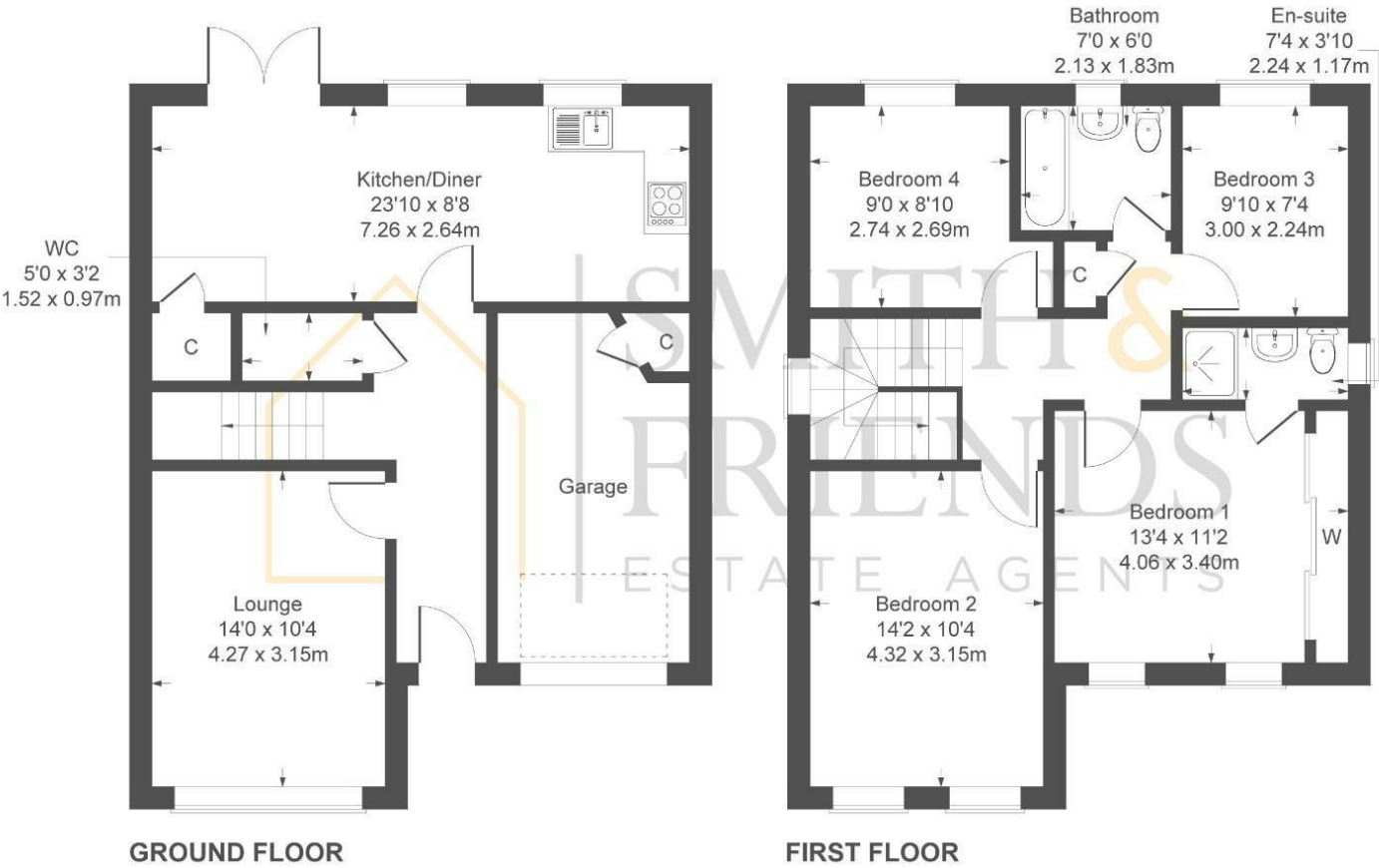
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Cades Grove

Approximate Gross Internal Area  
1289 sq ft - 120 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		90
(81-91) B	81	
(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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