



Gadebridge Close, TS17 5NJ
4 Bed - House - Detached
O.I.R.O £265,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Gadebridge Close Ingleby Barwick TS17 5NJ

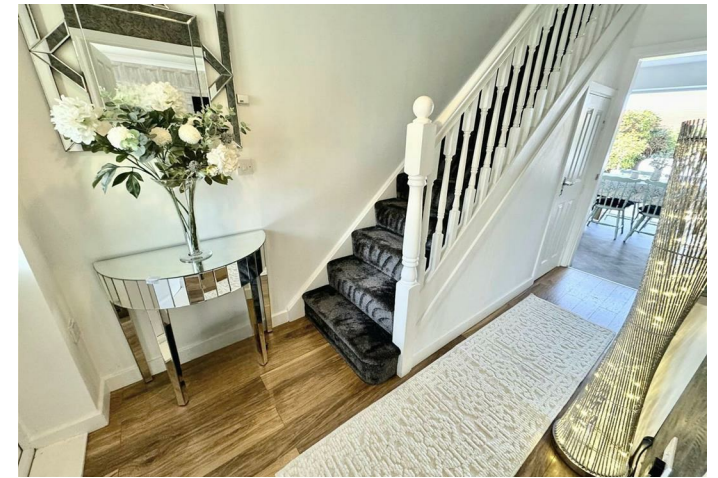
Smith & Friends are pleased to market this modern and spacious four bedroom detached family home. Constructed by Dunelm Homes in 2014 the property enjoys a cul de sac location on the popular Rings development in Ingleby Barwick.

The property has been stylishly designed with a modern and chic presentation comprising on the ground floor Entrance Hall, Lounge with bay window, fantastic open plan Kitchen/ Dining Room with integrated appliances and bi fold doors leading to the rear garden, Utility Room and ground floor Cloakroom/ wc

The first floor provides Landing with storage cupboard, four Bedrooms - master bedroom with fitted wardrobes and a modern en suite Shower Room/ wc and a stylish family Bathroom/ wc.

Externally a double width driveway provides off street parking, alongside a well kept front garden and an integral garage. The rear of the property has an two decking areas to capture the most sun within the garden with additional lawned area leading from the patio.

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











GROUND FLOOR

Entrance Hall

Lounge

15'7" x 10'9" (4.75m x 3.30m)

Kitchen/Diner

20'11" x 8'11" (6.40m x 2.74m)

Utility Room

Downstairs Cloakroom/WC

FIRST FLOOR

Landing

Master Bedroom

14'2" x 9'8" (4.34m x 2.95m)

En-suite

Bedroom 2

12'3" x 9'4" (3.75m x 2.86m)

Bedroom 3

11'3" x 9'4" (3.43m x 2.86m)

Bedroom 4

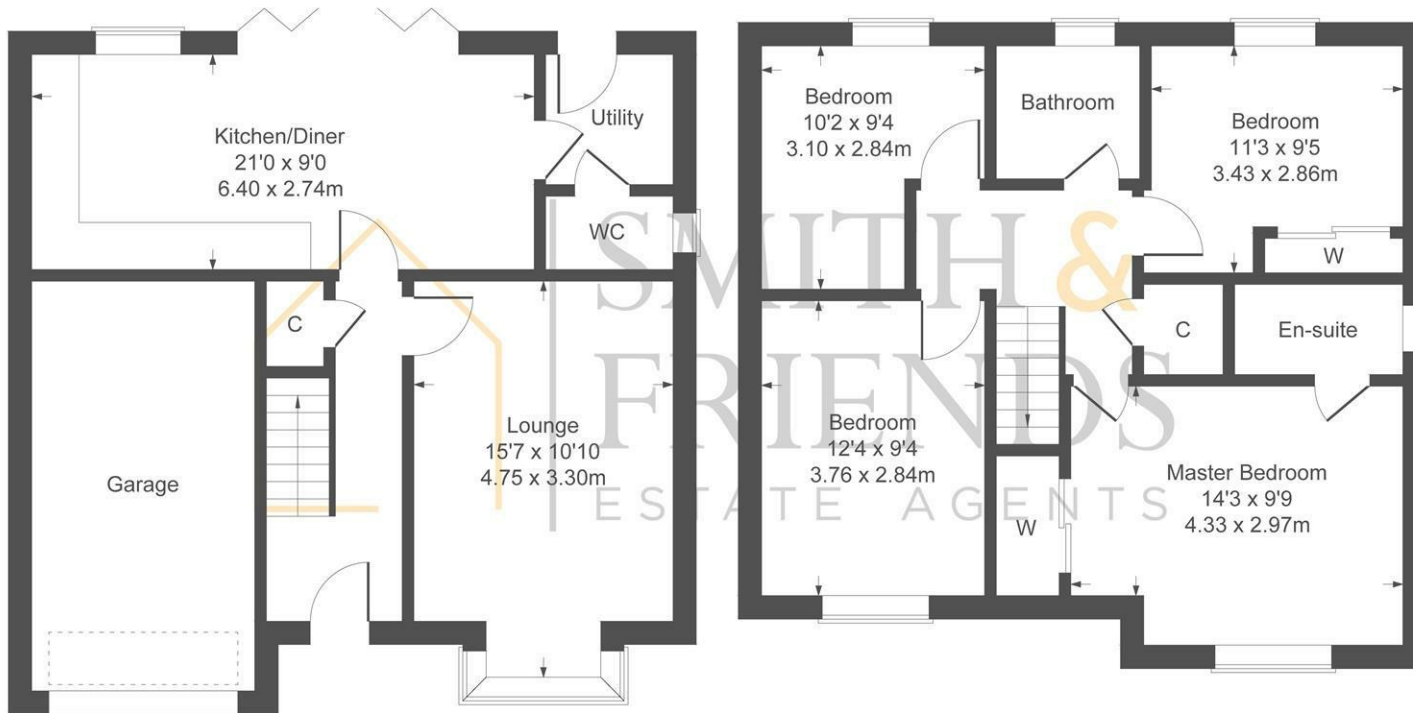
10'1" x 9'4" (3.09m x 2.86m)

Family Bathroom



Gadebridge Close

Approximate Gross Internal Area
1313 sq ft - 122 sq m



GROUND FLOOR

FIRST FLOOR

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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(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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