



**Talybont Grove, TS17 5EH**  
**4 Bed - House - Detached**  
**£259,950**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Talybont Grove Ingleby Barwick TS17 5EH

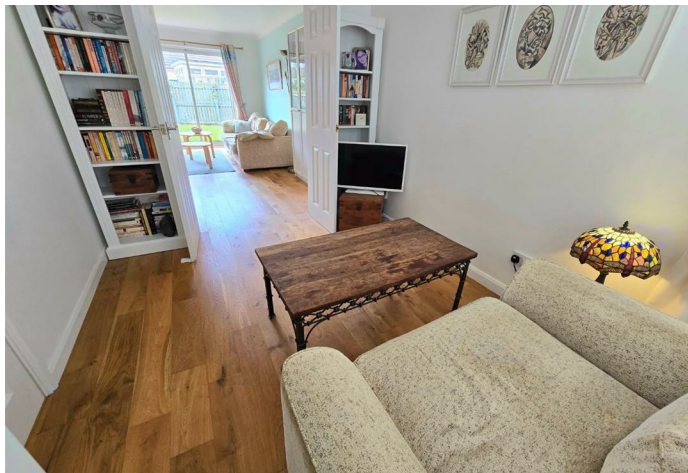
SMITH & FRIENDS are pleased to offer for sale an attractive double fronted four bedroomed detached family home on a good sized plot in a Cul-de-sac, Located in the popular area of Roundhill, Ingleby Barwick.

The property briefly comprises: Entrance Hall with under stairs cloak cupboard, downstairs WC, study, good sized lounge, leading to a second smaller lounge/dining room, kitchen with utility area and a very attractive landing with arched window.

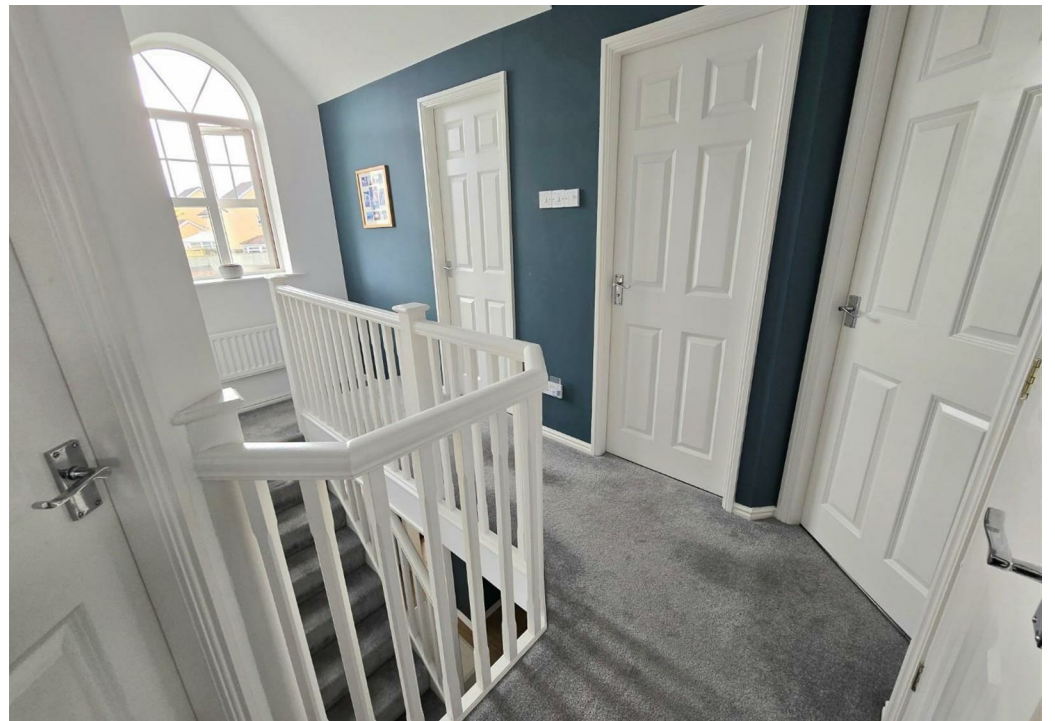
The first floor provides a spacious landing with four Bedrooms (master having en-suite shower room WC) and a family Bathroom WC.

Externally, there is an open plan front garden, long driveway providing off street parking for up to two cars, single garage and enclosed rear garden with large paved patio area and lawn.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS



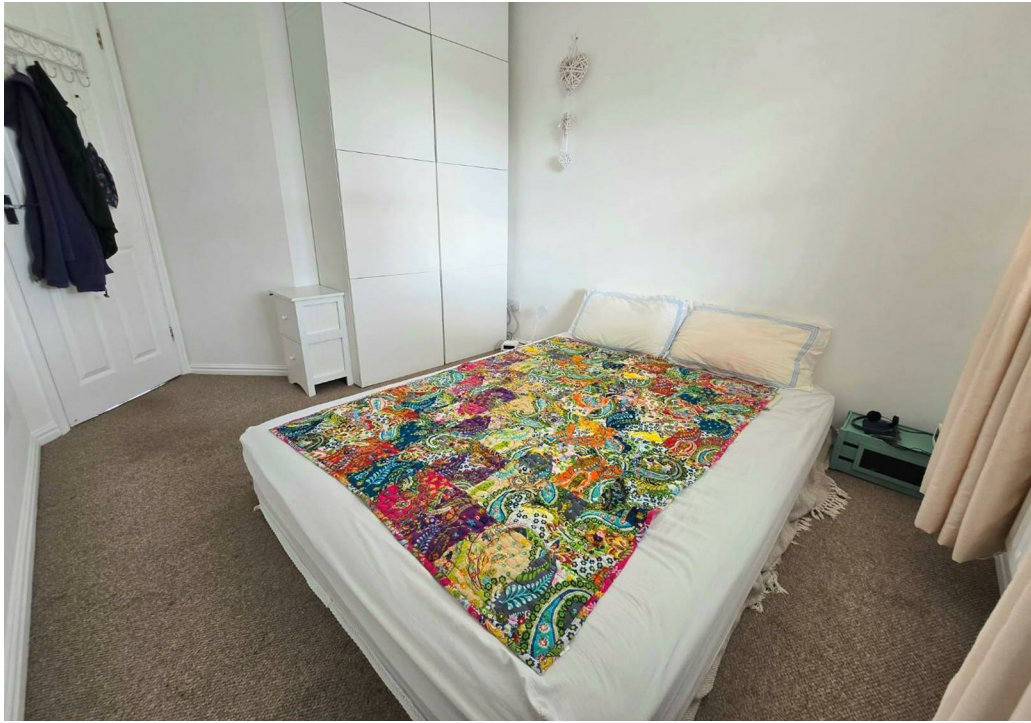
















## GROUND FLOOR

### Entrance Hall

13'4" x 6'0" (4.07m x 1.84m)

### Study

6'9" x 7'6" (2.07m x 2.31m)

### Downstairs Toilet

2'7" x 5'9" (0.81m x 1.77m)

### Kitchen / Utility Room

14'5" x 8'3" (4.40m x 2.54m)

### Lounge

15'10" x 13'11" (4.85m x 4.26m)

### Second Lounge / Dining Room

11'1" x 8'2" (3.39m x 2.51m)

## FIRST FLOOR

### Landing

11'6" x 8'1" (3.52m x 2.47m)

### Bedroom 1

7'7" x 8'3" (2.32m x 2.52m)

### Bedroom 2

10'10" x 9'5" (3.32m x 2.88m)

### Bedroom 3 (Master)

11'6" x 10'0" (3.51m x 3.06m)

### Ensuite

7'8" x 2'10" (2.35m x 0.88m)

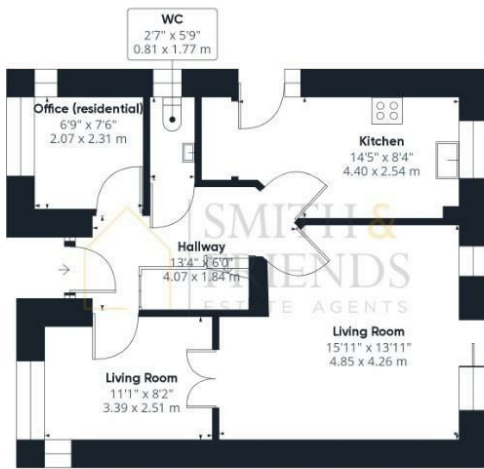
### Bedroom 4

10'1" x 8'5" (3.09m x 2.59m)

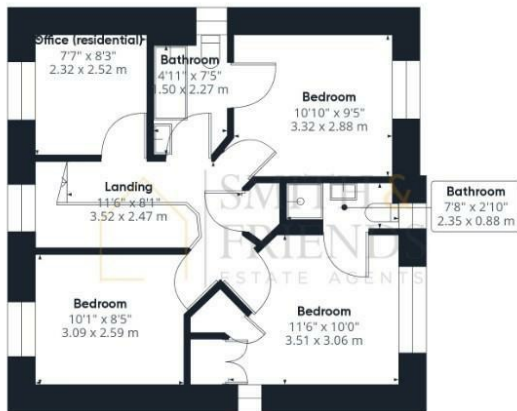
### Family Bathroom

4'11" x 7'5" (1.50m x 2.27m)





Ground Floor



Floor 1

Approximate total area<sup>††</sup>

1082.96 ft<sup>2</sup>

100.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		
<b>England &amp; Wales</b>	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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