



**Cambrian Court, Ingleby Barwick, Stockton-On-Tees, TS17 5DS**  
**4 Bed - House - Detached**  
**£285,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Cambrian Court, Ingleby Barwick, TS17 5DS

\*\*\* IDEAL FAMILY HOME \*\*\*  
\*\*\* FOUR BEDROOM DETACHED HOUSE \*\*\*  
\*\*\* POPULAR CUL-DE-SAC LOCATION \*\*\*

New to the Market, this Fabulous Modern Four Bedroom Detached Family Home, Located within the Popular Roundhill Area of Ingleby Barwick. Set within a lovely positioned cul-de-sac, and just a short walk to local amenities, including the popular All Saints Academy.

The Property Briefly Consists of; a Spacious Entrance Hall, Downstairs Cloakroom/WC and a Bay-Fronted Lounge. To the Rear of the Property you will find a Fabulous Orangery Extension, with a Modern Open Plan Kitchen / Diner.

The First Floor Provides a Generous Landing, Master Bedroom with a Modern En-Suite, Two Additional Double Bedrooms, with the Fourth Bedroom Currently used as a Dressing Room, and a Family Bathroom.

Externally, the Front of the property has a Double Width Driveway providing plenty of off-road parking and Low Maintenance Gravelled Area, a Single Integral Garage which is currently 3/4 Partially Converted Garage creating a

## GROUND FLOOR

**Entrance Hall**  
5'7" x 14'6"

**Downstairs WC**  
2'7" x 5'8"

**Lounge**  
10'7" x 14'2"

**Kitchen / Diner / Orangery**  
20'0" x 8'9"

## FIRST FLOOR

**Landing**  
13'00 x 4'00

**Bedroom 1**  
11'04 x 13'04

**En-Suite**  
7'05 x 4'05

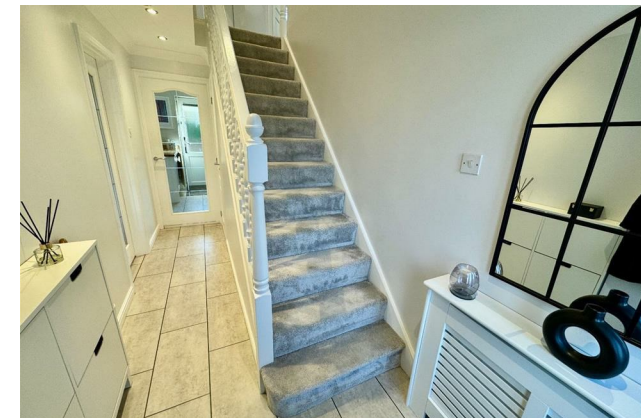
**Bedroom 2**  
12'04 x 12'01

**Bedroom 3**  
8'11 x 9'06

**Bedroom 4**  
8'6 x 7'00

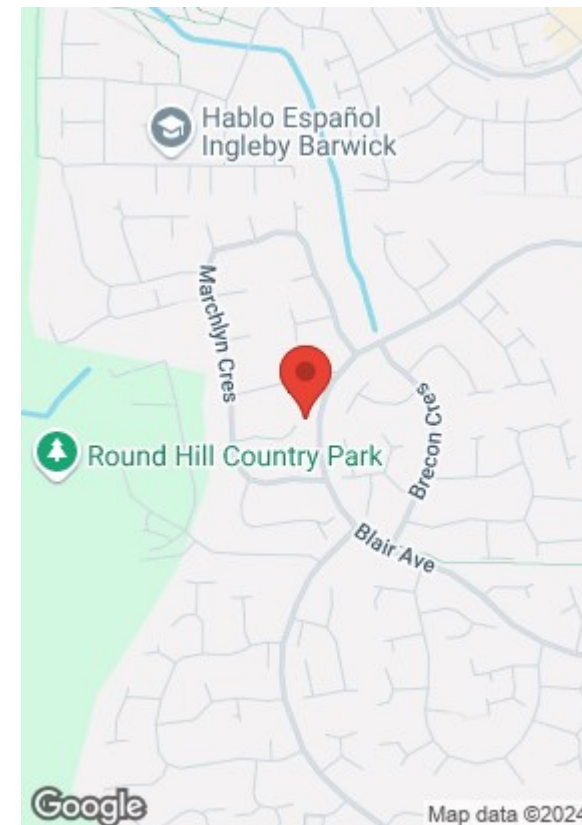
**Family Bathroom**  
6'10 x 6'09

**PARTIAL GARAGE CONVERSION**  
8'00 x 11'10









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			
(81-91) B			
(69-80) C		74	84
(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	

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

