



Cades Grove, TS17 5FN
3 Bed - House - Detached
£214,995

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



SMITH &
FRIENDS
ESTATE AGENTS



Cades Grove, TS17 5FN

*** IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME ***

*** PROFESSIONAL GARAGE CONVERSION, CREATING EXTRA DOWNSTAIRS SPACE ***

New to the market, this impressive three bedroom detached family home, built to the popular Chatsworth Design by Persimmon Homes. Located within the sought after area of "The Rings", Ingleby Barwick, and just a short walk to local amenities and secondary schools.

The property briefly consists of; Entrance Hall, Lounge, with access to a Professionally Converted Garage, creating a Second Reception Room, Inner Hallway, Providing access to the First Floor and a Downstairs WC/Cloakroom. To the rear of the property you will find an open plan Kitchen Diner, with French doors to the rear garden.

The first floor provides a spacious landing, with Three good sized bedrooms, 'master' Bedroom with En-Suite Shower room, and a spacious family bathroom.

Externally, the property has a double width driveway and small laid lawn to the front, with the rear being an enclosed garden with a well-maintained lawn, patio area and timber shed all benefiting from a southerly aspect.

Early viewings advised with Smith & Friends Estate Agents - Ingleby Barwick

GROUND FLOOR

Entrance Porch

Lounge

15'1" x 10'7" (4.60m x 3.23m)

Second Reception Room

10'9" x 8'0" (3.29m x 2.46m)

Inner Hall

Kitchen / Diner

18'8" x 7'8" (5.69m x 2.35m)

Downstairs WC/Cloakroom

FIRST FLOOR

Landing

Bedroom 1

18'8" x 8'3" (5.69m x 2.52m)

En-Suite

Bedroom 2

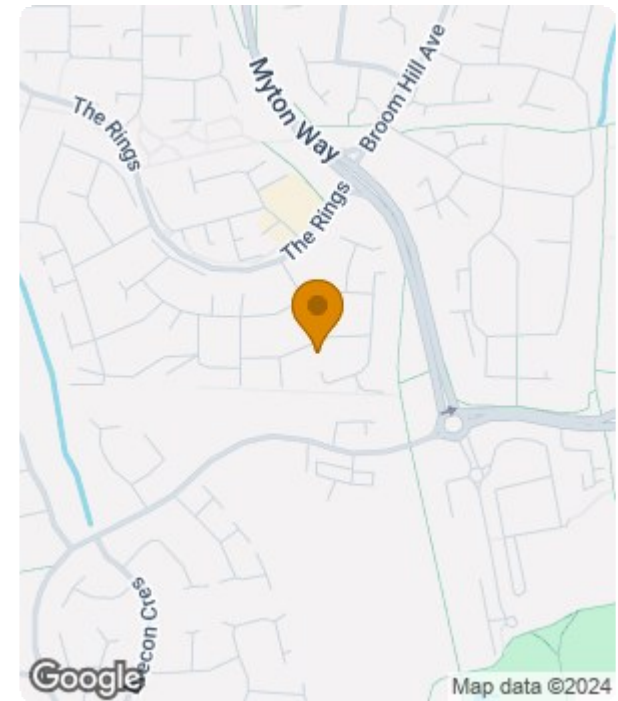
11'3" x 8'7" (3.43m x 2.64m)

Bedroom 3

10'0" x 7'8" (3.05m x 2.35m)

Family Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(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	

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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