



Penberry Gardens, TS17 5ED
4 Bed - House
£309,950

EPC Rating:
Tenure: Freehold
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Penberry Gardens Ingleby Barwick TS17 5ED

*** STUNNING FOUR BEDROOM FAMILY HOME ***

*** FULLY REFURBISHED THROUGHOUT ***

NEW TO THE MARKET with Smith & Friends Estate Agents, this impressive four bedroom detached family home, positioned with a quiet cul-de-sac location, situated within the popular area of Roundhill, Ingleby Barwick.

Recently undergone a full refurbishment to a very high spec, making this a perfect property for a family looking to upgrade or a first time buyer wanting there forever home.

The property briefly comprises of; Entrance Hall, with Downstairs W/C, Stunning Open-Plan Kitchen / Diner, with Double Aspect Views and a Spacious Lounge with French Doors to the Rear Garden.

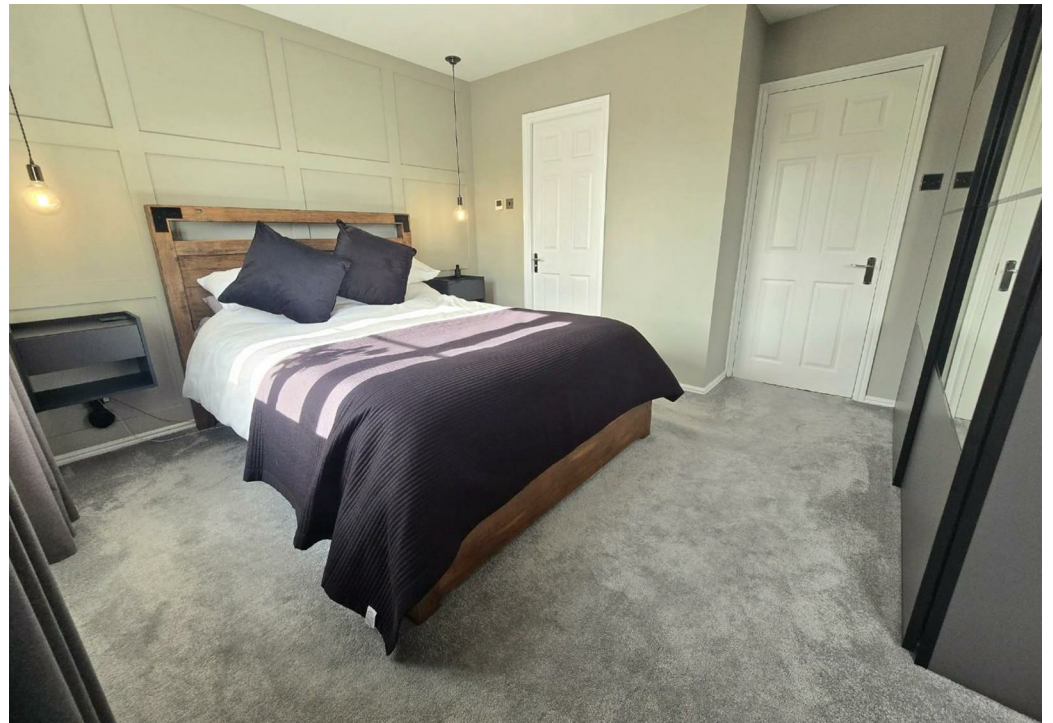
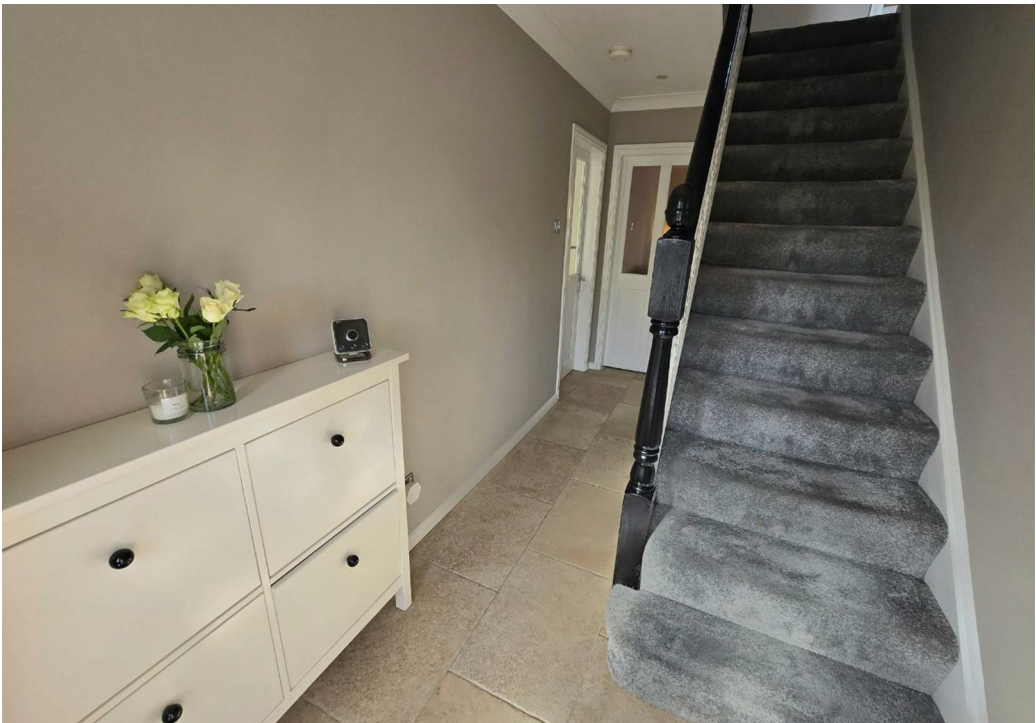
The First Floor equally is just as impressive as downstairs, with a spacious Master Bedroom with Built-in Wardrobes and Snug Area, with a Modern En-Suite Shower with Underfloor Heating. Off the Landing is a further Three Double Bedrooms, and a Family Bathroom with Underfloor Heating.

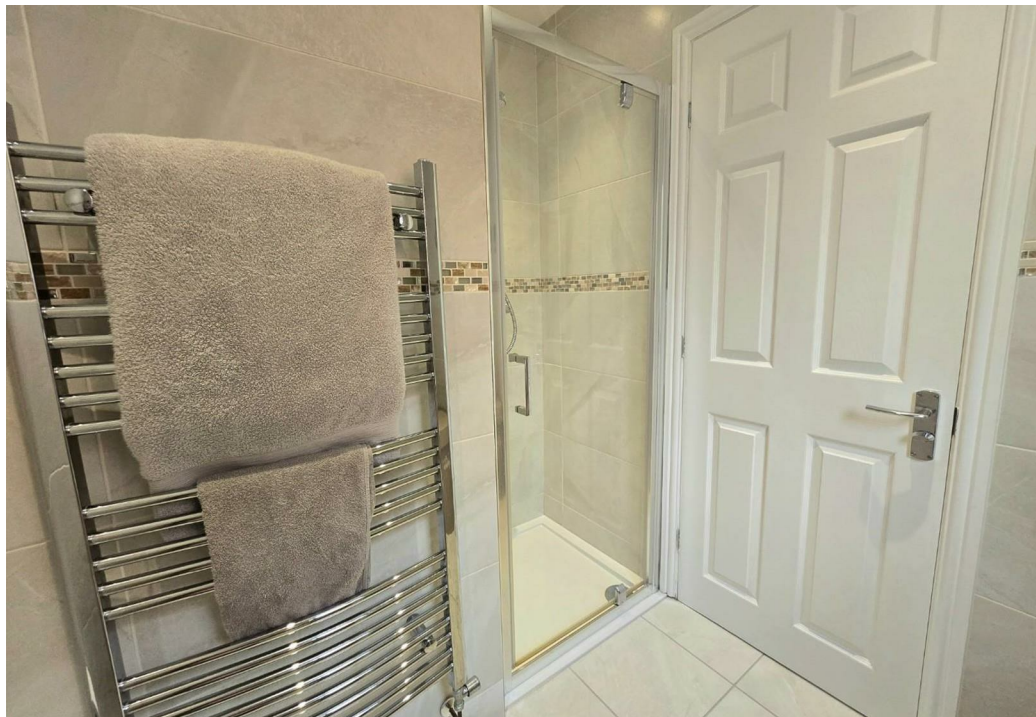
Externally, the property has a Double Width Driveway and can fit up to 4 cars, benefiting from having a single integral garage, providing you with extra parking or storage. To the rear of the property you will find a beautiful landscaped garden capturing many aspects of the sun throughout the day.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended











GROUND FLOOR

Entrance Hall

3'1" x 13'5" (0.95m x 4.10m)

Downstairs WC

2'8" x 4'11" (0.82m x 1.50m)

Living Room

13'3" x 15'1" (4.04m x 4.61m)

Kitchen / Diner

9'11" x 28'6" (3.03m x 8.71m)

FIRST FLOOR

Landing

14'11" x 4'1" (4.56m x 1.26m)

Bedroom 1

12'6" x 10'9" (3.83m x 3.28m)

En-Suite

4'6" x 5'9" (1.38m x 1.76m)

Bedroom 2

8'5" x 12'2" (2.57m x 3.73m)

Bedroom 3

8'5" x 8'5" (2.59m x 2.57m)

Bedroom 4

8'7" x 8'5" (2.62m x 2.59m)

Family Bathroom

7'4" x 8'5" (2.25m x 2.57m)

SINGLE GARAGE

8'1" x 17'1" (2.48m x 5.22m)







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1280.67 ft²
118.98 m²

Reduced headroom

1.56 ft²
0.15 m²

(1) Excluding balconies and terraces

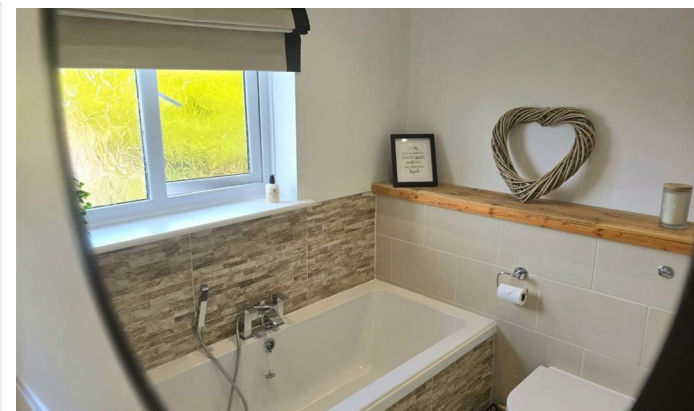
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

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



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