



Floret Way, TS17 0GB
4 Bed - House - Detached
£365,000

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



Floret Way Ingleby Barwick TS17 0GB

*** MILLER HOMES BUILD TO THE 'BAYWOOD DESIGN' ***

*** OVER £35,000 WORTH OF ADDITIONAL UPGRADES ***

*** PRIME PLOT, SURROUNDED BY AMPLE OF PUBLIC GREEN SPACE ***

NEW TOT HE MARKET with Smith & Friends Estate Agents, this Amazing Four Bedroom Family Home Situated in the New Beckside Manor Development on the outskirts of Ingleby Barwick. Built by Miller Homes to the sought after Baywood Design, finished to the highest standards with multiple upgrades throughout the property. The property is positioned close to the Barleyfields, Ingleby Mill, and Manor Schools, with easy access to local shops, making this a perfect family home.

The property comprises of; Large Entrance Hallway, with Karndeen Flooring throughout most of the downstairs area. Downstairs has a half-tiled/Half Mirrored WC, understairs storage cupboard, a Modern bay-fronted living room with a floor to ceiling media wall with colour changing electric fire, and an amazing crystal light. In addition the property has another Reception Room, (Currently a study), but ideal for a child's playroom.

The rear of the property has an incredible open-plan kitchen and dining area, with upgraded units/worktops LED Spotlights, and Integrated Appliances. The kitchen is the heart of the home, with ample natural light from the French Patio Doors that lead to the rear garden. Off the kitchen you will find an equipped utility room with additional cupboard space, and integrated washing machine.

The First Floor provides a Spacious Landing Leading to Master Bedroom with Built-in Wardrobes, and En-Suite Shower Room, Bedroom Two is a Double with Built-In Wardrobes, with Bedrooms Three & Four providing Two Additional Double Bedrooms.

Externally, the property has a driveway to the side allowing ample of off-street parking, landscaped rear garden, single detached garage and a well maintained lawn surrounding the property.

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











GROUND FLOOR

Entrance Hallway

6'11" x 13'0" (2.13m x 3.98m)
With Understairs Storage Cupboard

Downstairs WC

3'6" x 4'9" (1.07m x 1.45m)
Half-Tiled Wall / Hall Mirrored Wall

Living Room

11'1" x 12'4" (3.39m x 3.77m)
Bay-fronted Window, with Stunning Media Wall with Integrated Colour Changing Fire Place

Second Reception Room

7'7" x 8'7" (2.33m x 2.62m)
Currently used as a Study, but perfect for Child's Playroom

Open-Plan Kitchen / Diner

11'5" x 22'3" (3.48m x 6.80m)
French Doors to the Rear Garden
Zanussi Integrated Appliances, consisting of Dishwasher, Oven, Microwave, Fridge/Freezer
Upgraded Glass Extractor Hood
Upgraded Fitted Units/Worktops
LED Spotlight Lighting

Utility Room

7'0" x 5'9" (2.14m x 1.77m)
Additional Cupboards with Integrated Washer

FIRST FLOOR

Landing

14'1" x 4'0" (4.31m x 1.23m)
Partial Boarded Loft with Loft Ladder

Bedroom 1

11'10" x 11'11" (3.63m x 3.64m)
Built-In Wardrobes

En-Suite

6'8" x 5'10" (2.04m x 1.79m)
Upgraded Fully Tiled En-Suite Shower Room with LED Spotlights
Karndeen Flooring

Bedroom 2

11'3" x 10'8" (3.45m x 3.26m)
Built-In Wardrobes

Bedroom 3

11'4" x 10'2" (3.46m x 3.10m)
Double Aspect Views

Bedroom 4

8'1" x 11'4" (2.47m x 3.47m)
Double Aspect Views

Family Bathroom

10'7" x 5'7" (3.24m x 1.71m)
Upgraded Fully Tiled En-Suite Shower Room with LED Spotlights
Karndeen Flooring

SINGLE DETACHED GARAGE

20'1" x 10'2" (6.14m x 3.12m)
Electric Supply to the Garage, and Partial Boarded Loft Space







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

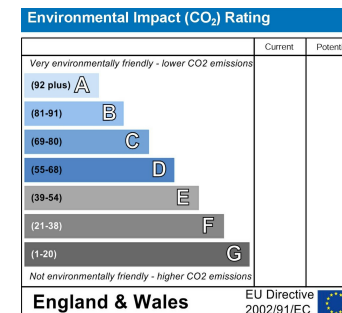
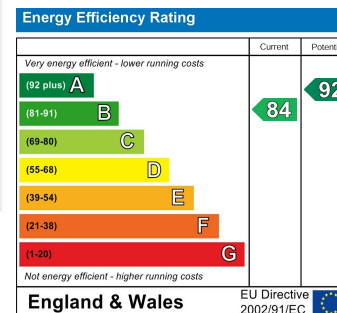
Approximate total area⁽¹⁾
1501.03 ft²
139.45 m²

(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.

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.

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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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