



**Cribyn Close, Ingleby Barwick, TS17 5EQ**  
**3 Bed - House - Detached**  
**£244,950**

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



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



Cribyn Close, TS17 5EQ

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* IDEAL FOR FIRST TIME BUYER \*\*\*

NEW TO THE MARKET, with Smith & Friends Estate Agents this Stunning modern three bedroom detached family home, positioned within a quiet cul-de-sac location, in the sought after area of Roundhill, Ingleby Barwick.

The property briefly comprises of; Entrance Hall, Downstairs WC, Living Room, leading through a set of double doors into the Separate Dining Area, Spacious Conservatory, and a Modern Kitchen with separate Utility Room and Converted Garage (Currently used as a Hobby Room).

The First Floor provides a Landing, Master Bedroom with En-Suite Shower Room, Bedroom Two with Built-In Wardrobes, and Additional Bedroom Three and a Family Bathroom.

Externally, the Property has a block paved driveway to the front allowing ample of off-street parking, and a small artificial grass area, with EV Charger. The Rear of the property has a Decking area and a well maintained Lawn, with large timber shed.

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

GROUND FLOOR

Entrance Hall  
3'5" x 12'5"

Downstairs WC/Cloakroom  
2'9" x 5'10"

Living Room  
11'2" x 14'10"

Dining Room  
8'7" x 9'9"

Conservatory  
9'10" x 10'10"

Kitchen  
8'11" x 9'4"

Utility Room  
7'5" x 9'9"

FIRST FLOOR

Landing  
3'3" x 9'1"

Bedroom 1  
10'4" x 12'6"

En-Suite Shower Room  
8'5" x 2'11"

Bedroom 2  
9'3" x 9'1"

Bedroom 3  
7'6" x 9'2"

Family Bathroom  
6'6" x 6'2"

CONVERTED SINGLE GARAGE  
7'10" x 17'1"









Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1179 ft<sup>2</sup>  
109.6 m<sup>2</sup>

**Balconies and terraces**

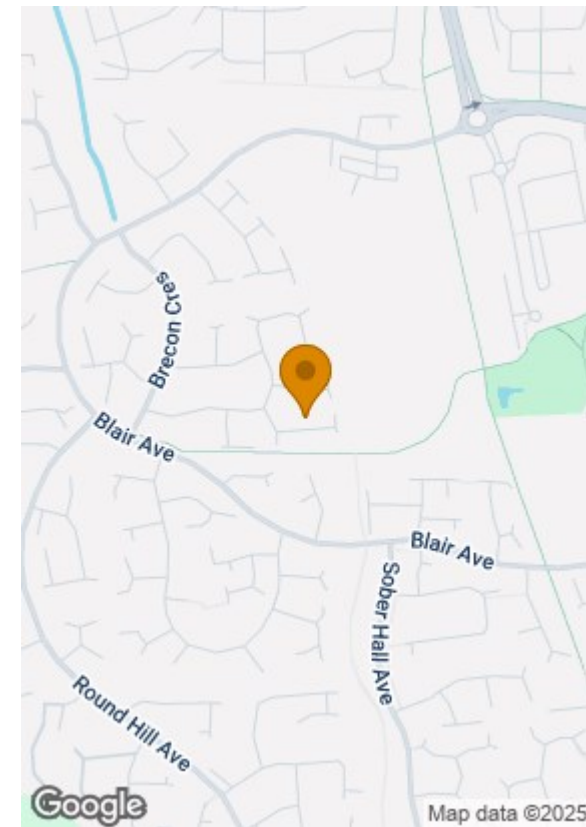
199 ft<sup>2</sup>  
18.5 m<sup>2</sup>

(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.

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.

GIRAFFE360



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**



**SMITH & FRIENDS**  
 ESTATE AGENTS