

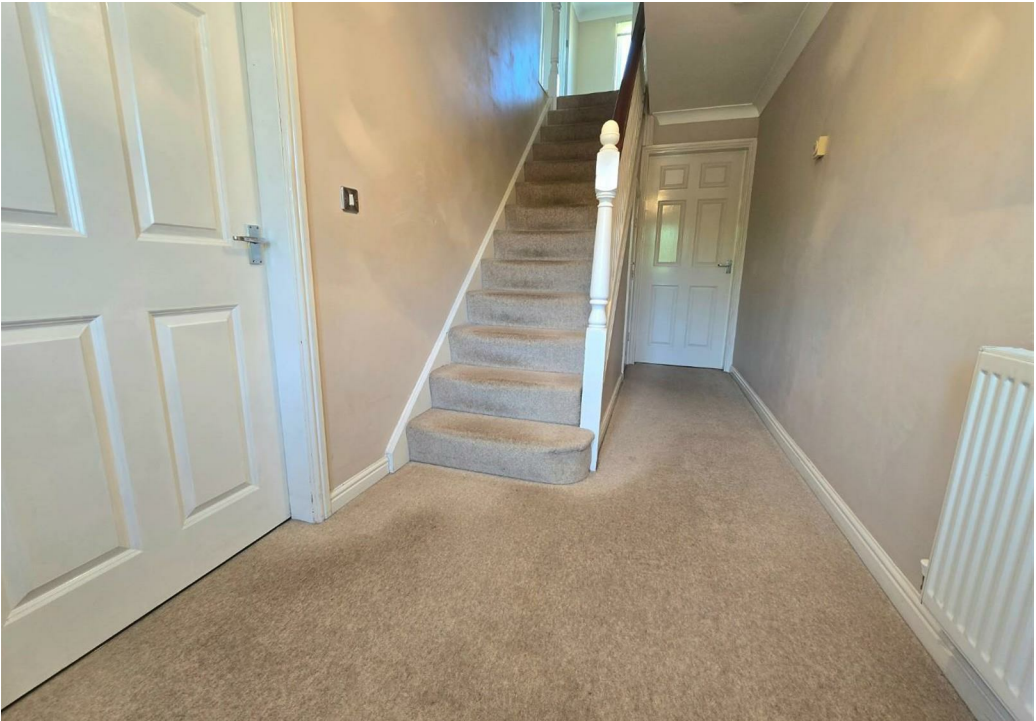


Arundel Court, Ingleby Barwick, TS17 5GE
5 Bed - House - Detached
£275,000

Council Tax Band: E
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Arundel Court, TS17 5GE

*** CHAIN FREE FAMILY HOME ***
*** IDEAL FAMILY HOME ***

NEW TO THE MARKET, with Smith & Friends, this five bedroom detached family home, situated within the sought after area of the 'Rings', Ingleby Barwick, within close proximity to local amenities and schools. Located within a cul-de-sac and offered for sale chain free.

The property briefly comprises of; Entrance Hallway, Spacious Living Room with Bay Window, Leading to a Separate Dining Area, Kitchen / Breakfast Room, Utility Room and Ground Floor WC.
The first floor provides a Spacious Landing, Master Bedroom with Bay Window and En-Suite Shower Room, Four Further Bedrooms (Three Doubles and One Single Bedroom) and a Family Bathroom.

Externally the property has a Double Driveway with access to a Single Garage at the front, with large Rear Garden with Well Maintained Lawn, benefitting from being Westerly Facing.

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

GROUND FLOOR

Entrance Hall
14'11" x 6'0"

Living Room
15'3" x 11'1"

Dining Room
9'10" x 9'8"

Kitchen
9'10" x 11'7"

Utility Room
6'1" x 5'4"

Downstairs WC
3'6" x 5'4"

FIRST FLOOR

Landing
4'11" x 9'1"

Bedroom 1
13'7" x 11'3"

En-Suite
6'7" x 5'10"

Bedroom 2
11'1" x 9'5"

Bedroom 3
9'10" x 9'4"

Bedroom 4
11'10" x 10'0"

Bathroom 5
6'6" x 7'4"

Family Bathroom
5'6" x 9'4"

SINGLE INTEGRAL GARAGE
18'0" x 9'0"

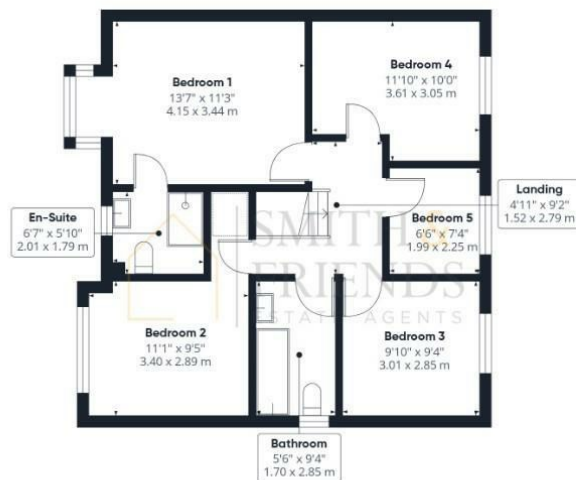








Ground Floor



Floor 1

Approximate total area⁽¹⁾

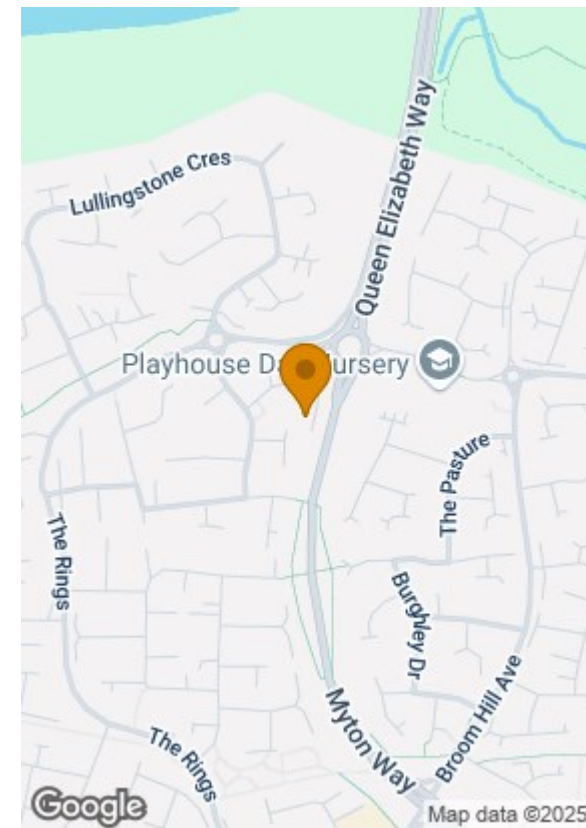
1396 ft²
129.7 m²

(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 are based on RICS IPMS 3C standard.

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.

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