



Thornwood Avenue, Ingleby Barwick, TS17 0RS
4 Bed - Bungalow - Detached
£549,995

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



Thornwood Avenue Ingleby Barwick Stockton-On-Tees TS17 0RS

*** BEAUTIFUL SELF-BUILT FAMILY HOME ***

NEW TO THE MARKET, with Smith & Friends, this lovely self-built four bedroom family home, an incredibly spacious accommodation, positioned on an 0.38 acre plot, within the quiet, but sought after area of Lowfield's, Ingleby Barwick,

The property briefly comprises of; Spacious Entrance Lobby, with Double Doors to the Main Living Room, with featured 'French' doors and side windows looking into the beautiful rear garden. Off the Lobby is a Large Kitchen / Diner boasting 'French Oak' Units and 'Range' Cooker, and an additional set of 'French' Doors to the Garden, and separate Utility Room. The lobby provides access to the Modern Cloakroom / WC, and Double Garage. Further off the Hallway, are Four Double Bedrooms, all with Fitted Wardrobes, 'Master' with a good-sized Four-Piece En-Suite, Study / Second Reception Room and a Modern Stylish Four-Piece Family Bathroom.

The property has a laid lawn within the dwarf brick-built wall boundary, accompanying a generous multi-vehicle drive and Double Garage.

The rear of the property has a stunning landscaped garden, with two level patio area, generous well maintained lawns, separated by brick-built planters with beautiful with lavender, with views of Bassleton Woodland. The plot benefits from being a South West Facing Garden.

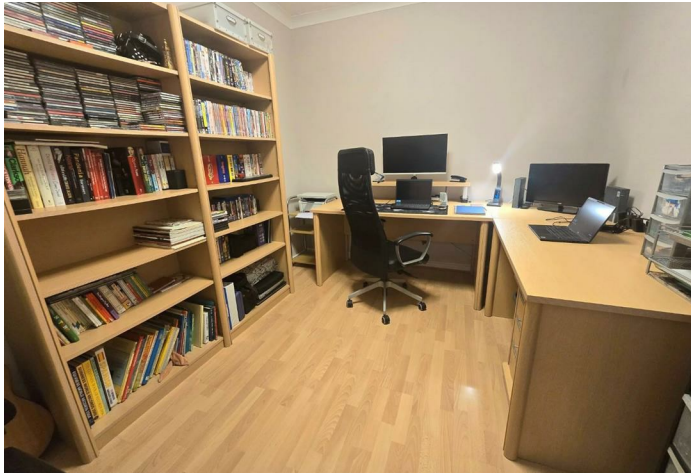
For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.











Entrance Hallway

8'8" x 16'7" (2.66m x 5.06m)

Living Room

16'10" x 17'3" (5.14m x 5.26m)

Kitchen / Diner

16'10" x 19'3" (5.15m x 5.87m)

Utility Room

4'11" x 9'2" (1.50m x 2.80m)

Cloakroom / WC

4'11" x 5'6" (1.50m x 1.70m)

Study

11'6" x 9'3" (3.51m x 2.83m)

Bedroom 1

13'0" x 14'11" (3.97m x 4.55m)

En-Suite

13'1" x 6'5" (3.99m x 1.97m)

Bedroom 2

12'7" x 13'10" (3.85m x 4.23m)

Bedroom 3

13'10" x 10'7" (4.22m x 3.23m)

Bedroom 4

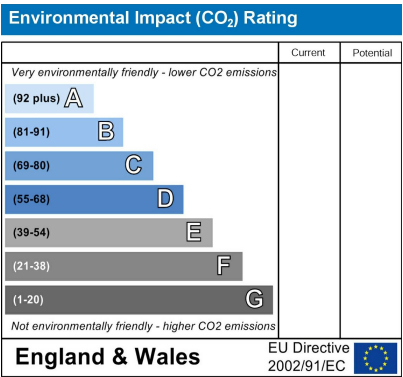
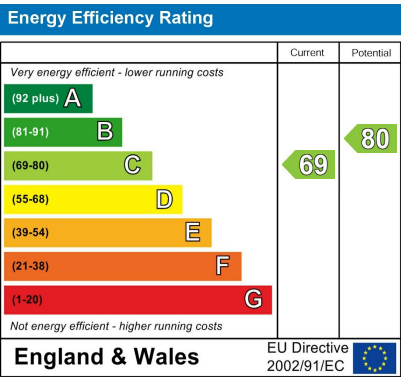
12'6" x 9'5" (3.82m x 2.89m)

Family Bathroom

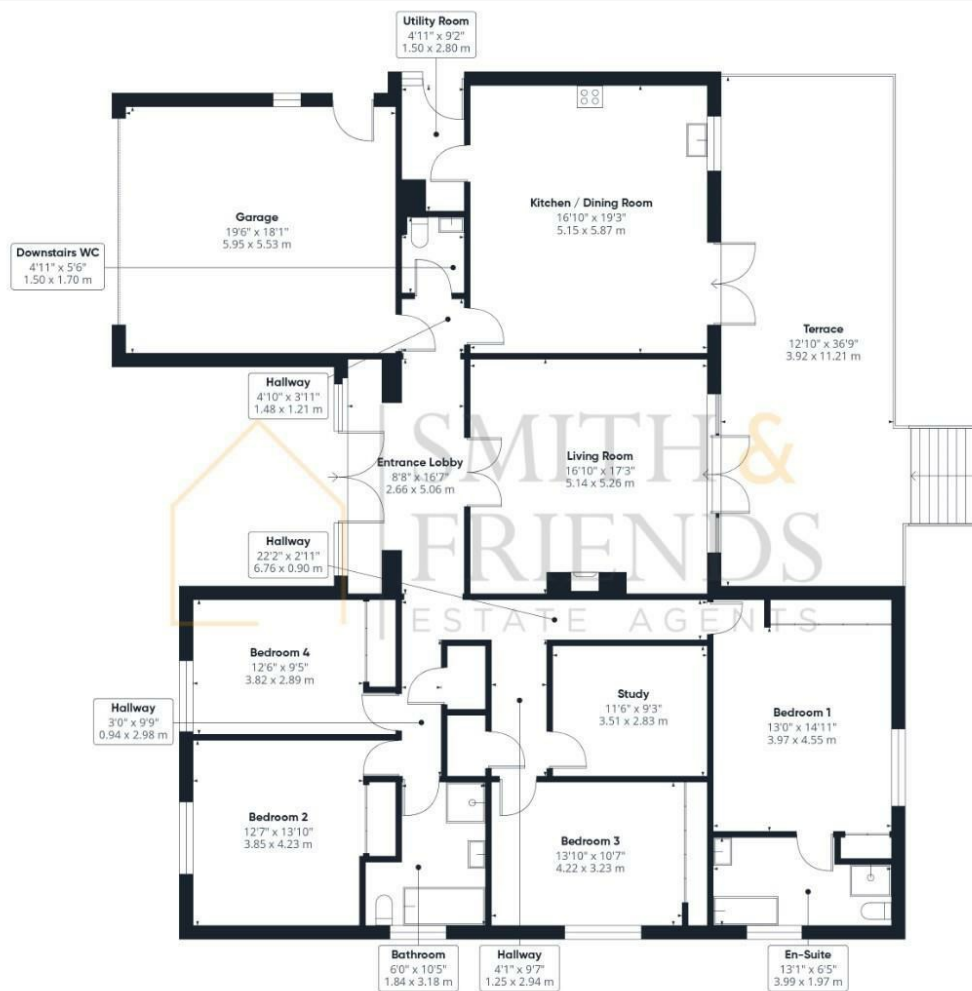
6'0" x 10'5" (1.84m x 3.18m)

DOUBLE GARAGE

19'6" x 18'1" (5.95m x 5.53m)







Approximate total area⁽¹⁾

2337 ft²
217.2 m²

Balconies and terraces

515 ft²
47.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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