

# Lambfield Way



Stunning, upgraded and remodelled family property

Impressive refitted kitchen/diner with feature island, quartz tops and 'Neff' appliances

Fabulous 'Master' with fitted dressing room and stylish ensuite

Four double bedrooms, further ensuite to bedroom two

Landscaped garden, attractive cul-de-sac setting

**£329,995**



Multi-Award Wining

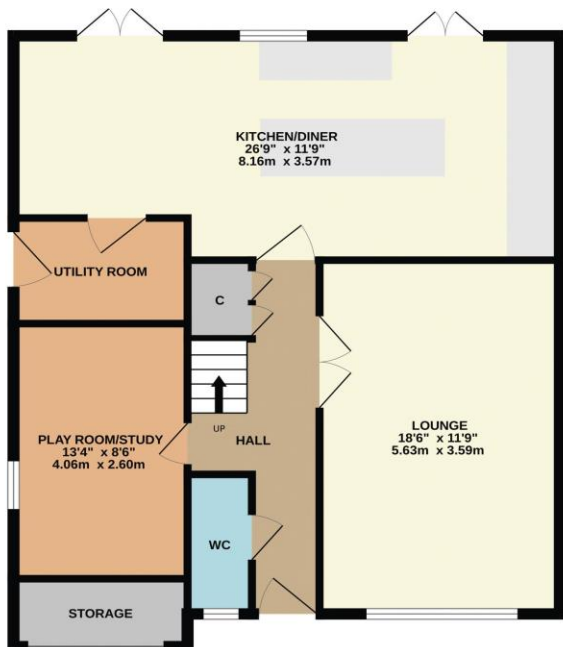


A fabulous example if its kind, this former five bedroom property has seen significant improvement and remodelling, and now delivers four double bedrooms, whilst the superb 'Master' enjoys an adjoining, fitted dressing room and stylish ensuite with under-floor heating, a feature which is also enjoyed within the impressive, separate family bathroom with a further ensuite benefiting bedroom two.

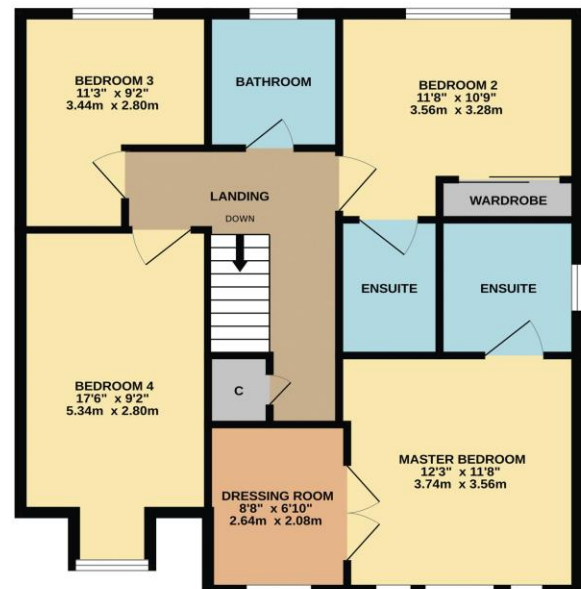
The fantastic ground floor is enhanced with a majority garage conversion that provides a useful study/play room, accessed from the hall, with cloakroom/WC and double doors to the spacious front living room. A stunning, refitted and redesigned kitchen/diner spans the rear of the ground floor, with feature 'island', quartz tops, Neff appliances, and extensive range of contemporary built-in units, with utility off and two sets of 'French' doors accessing the impressively landscaped rear gardens.

Fully fence enclosed, the rear garden boasts a westerly facing direction, ideal for sun, with extensive composite deck with built in lighting, lower artificial lawn and mature hedging which provides a fair degree of privacy from beyond, with side lean to shed. A front double width drive allows off road parking alongside the front garden, whilst the remaining garage space allows storage, with an EV charging point alongside, whilst sitting at the head of this attractive cul-de-sac within the always popular 'Broom Hill' area of Ingleby Barwick, ideal for schooling. Internal inspection is very much recommended.

GROUND FLOOR

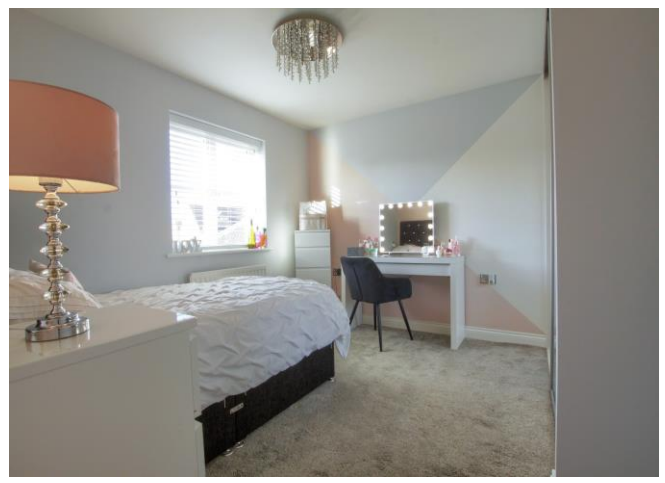


1ST FLOOR



# “The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: E

EPC Rating: C



AGENTS NOTE: Every care has been taken with the preparation of these details, but they are for general guidance only. Measurements and dimensions are approximate, and any fixtures or fittings shown in photography does not infer that they are to be included within the sale. The agent has not tested any appliances or supplies and professional verification of these should be sought prior to purchase if required. These particulars do not constitute a contract or part of a contract.