

The Orchard

**INGLEBY
HOMES**
SALES & LETTINGS



Impressive four bedroom detached property
Favoured Broom Hill area of Ingleby Barwick
Superb remodelled kitchen/diner/family space
Southerly, enclosed rear garden with summer house
Master with fitted robes and ensuite

£255,000

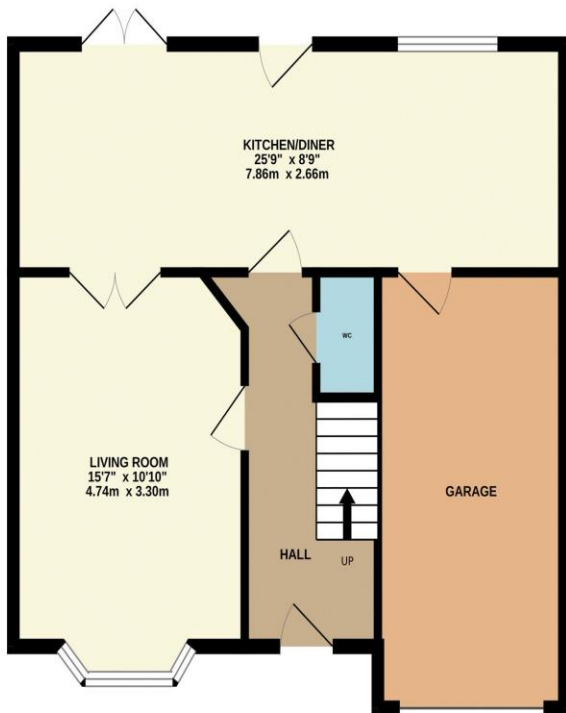


Multi-Award Wining

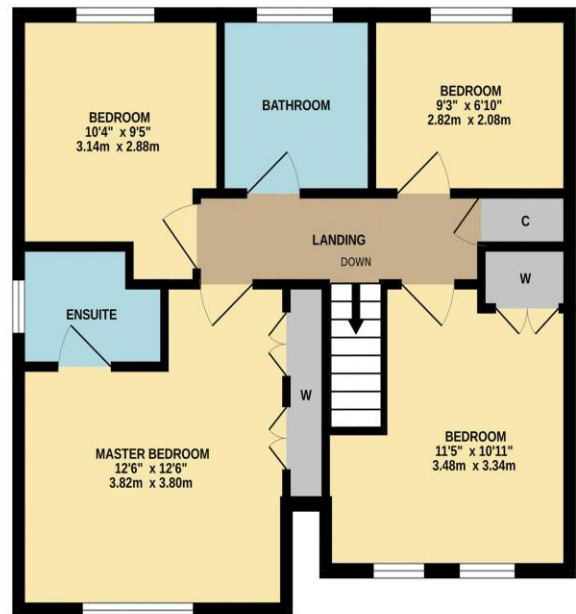
This impressive, and remodelled four bedroom property is a great example of its kind, and certainly merits internal inspection. The formerly separate kitchen and dining room has been opened up to create a fabulous, open-plan kitchen/diner/family space across the rear, whilst a useful utility area has been created within the inter-linking garage.

The ground floor also provides an entrance hall, cloakroom/WC and spacious, bay-fronted lounge. The first floor delivers four good bedrooms, 'Master' with fitted robes and ensuite, whilst further fitted robes are available within bedroom two, which is also especially spacious, separate attractive family bathroom. A double width drive to the front allows off-road parking, running alongside the front garden with lawn and hedge-lined front border. The rear garden enjoys a southerly aspect, being fully fence enclosed with large patio and circular lawn, timber summer house. Located in this popular 'Broom Hill' area, close highly thought of schooling.

GROUND FLOOR



1ST FLOOR



“The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: D

EPC Rating: C

**INGLEBY
HOMES**
SALES & LETTINGS

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.