

Dinas Court

**INGLEBY
HOMES**



SALES & LETTINGS



Large, four bedroom property, formerly five bedroom

Master with ensuite and dressing room

Lovely plot with extensive drive, double garage and generous southerly garden

Perfect for local schooling and amenities

Separate lounge, dining room, kitchen/breakfast room and conservatory

**REDUCED TO
£315,000**



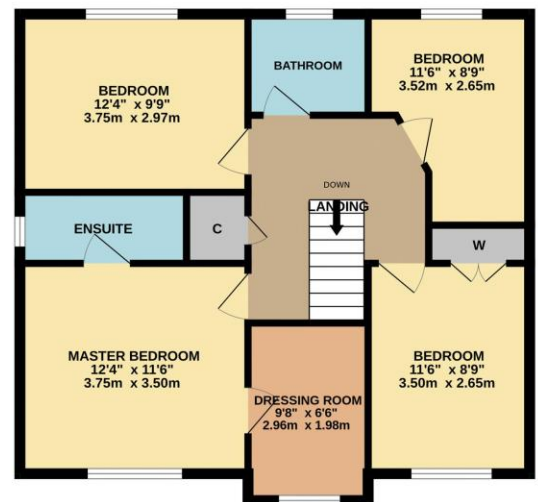
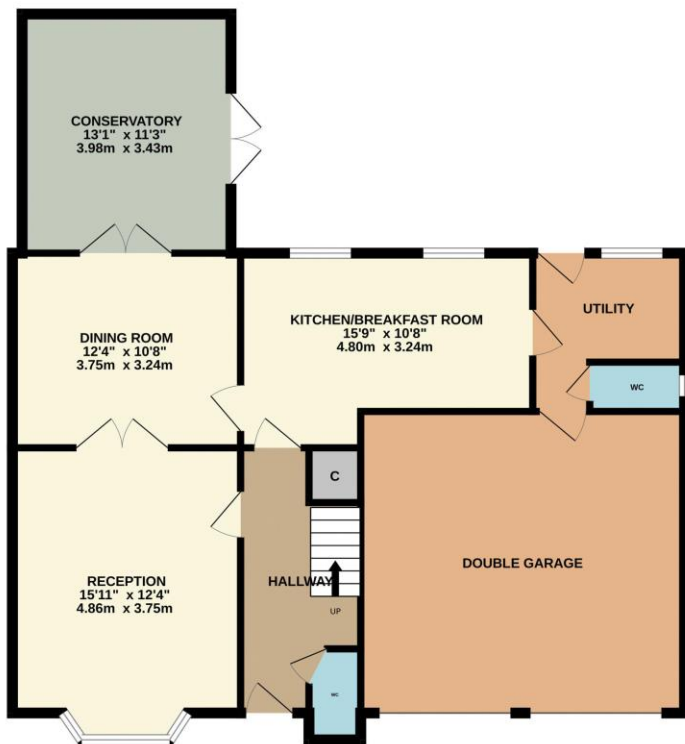
Multi-Award Wining

Enjoying a generous plot, with established, enclosed gardens that boast a southerly facing aspect, extensive block-paved drive, double garage and front garden, this large family property certainly merits early inspection. Situated perfectly for local primary and secondary schooling, whilst being close to fantastic local amenities. Solar panels make the most of the southerly rear elevation, delivering reduced running costs, and additional quarterly payments from the supplier, whilst externally, all of the soffits and fascia's have been replaced. Internally, the accommodation is especially spacious and flexible, further enhanced with the addition of a large rear conservatory.

Very briefly, the ground floor comprises an entrance hall, cloakroom/WC, bay-fronted lounge, adjoining dining room, conservatory, fitted kitchen/diner, utility and second cloakroom/WC. The first floor brings four great bedrooms, formerly five bedroom, the fifth now being optimised as a perfect dressing room off the 'Master' which also benefits from an ensuite shower room, separate family bathroom. The drive allows ample parking for several vehicles and the garage houses an EV charging point..

GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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“The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC



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