

# Pembroke Drive



Sought after 'Sober Hall' location

Professional, and superbly extended

Four bedrooms, three with robes and two enjoying ensuite facilities

Spacious living room and impressive, open-plan kitchen/diner

Lovely established garden, with previous garage providing fantastic garden room

£279,995



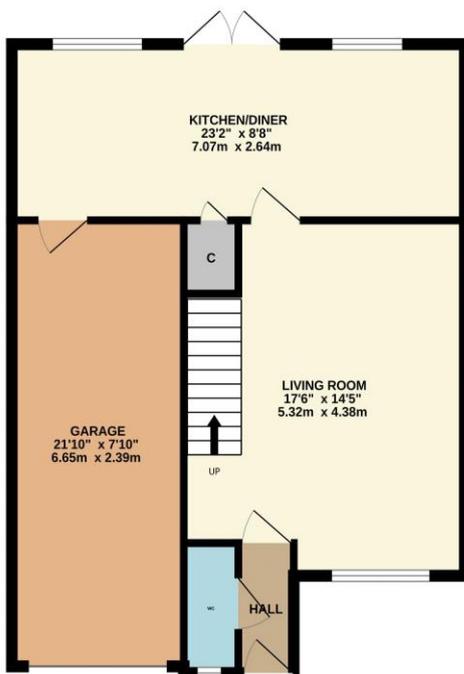
Multi-Award Wining



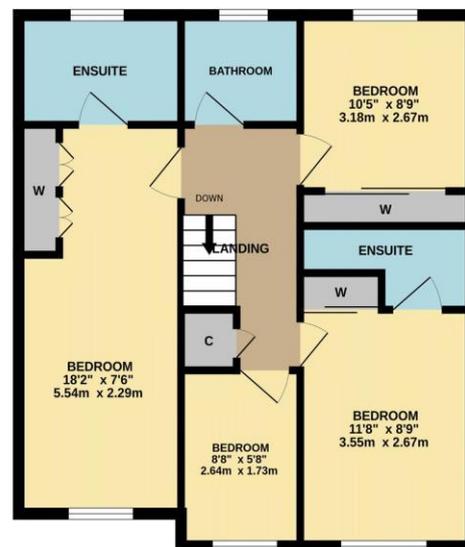
Superbly executed, and very well planned extension works have transformed the layout, and living accommodation that this outstanding property delivers. Now especially spacious and immaculately presented, internal inspection is certainly recommended to appreciate the space, and quality on offer. Located in a sought-after location, within the favoured 'Sober Hall' area of Ingleby Barwick, with a gorgeous and established rear garden, drive, front garden and large integral garage. Prior to the extension works, the previous garage sat separate and has now been impressively converted to a garden room, sitting to the side of garden, with 'French' doors, pitched ceiling, and Velux, whilst enjoying power - a space that could be optimised to suit a new owner.

Internally, the ground floor now brings an entrance hall, cloakroom/WC, generous lounge, and large, open-plan kitchen/diner to the rear. The first floor brings four bedrooms, 'Master' with robes and ensuite, whilst the second bedroom also benefits from a stylish ensuite, and with further robes, a feature repeated in bedroom three, separate family bathroom. A gravel drive allows off-road parking and approaches the garage, measuring 22ft, with an area at the rear housing some units and plumbing to provide a useful utility space, with connecting door to the kitchen/diner. Ingleby Homes recommended.

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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: D

EPC Rating: TBC



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