

Simonside Grove



Stunning rear kitchen/dining/family space provided by impressive extension

Favoured 'Sober Hall' area of Ingleby Barwick

Four great bedrooms, three with robes, 'Master' with stylish refitted ensuite

Landscaped rear garden, with artificial lawn and timber summer house

Stylish media wall built into lounge

£345,000



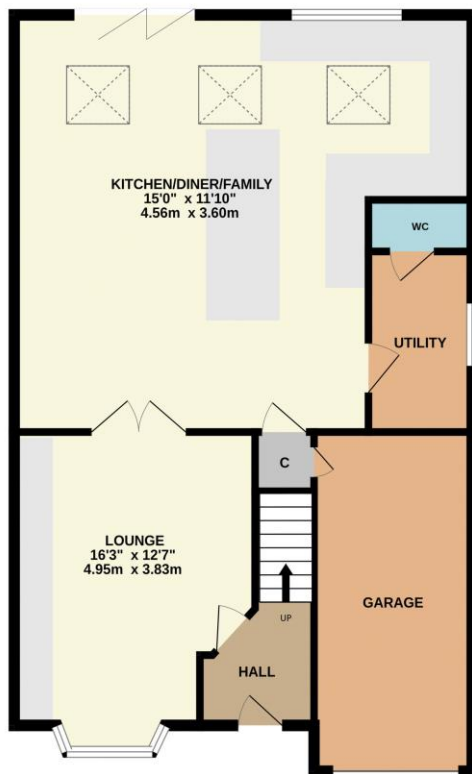
Multi-Award Wining

A superb, full width, rear extension has transformed the living space that this already impressive family property delivers. Providing an incredibly spacious, open-plan kitchen/dining/family space which boasts a superb refitted kitchen, feature vaulted ceiling, bi-fold doors to the garden, solid wood tops which contrast beautifully with the granite on the stunning, 4 meter island. Another lovely feature is the stylish media wall built into the separate lounge, with built-in storage and lighting, whilst the fantastic refitted ensuite to the 'Master' bedroom is worthy of special mention.

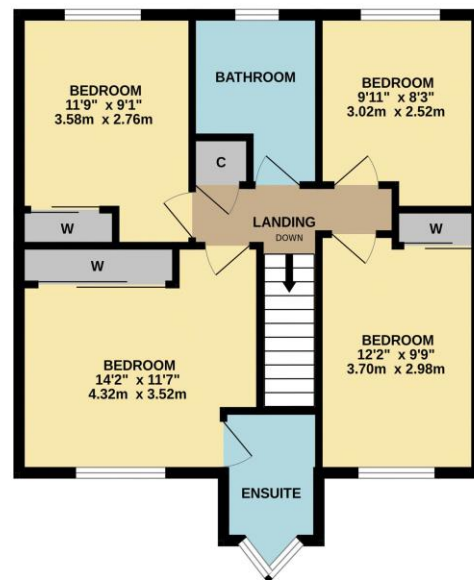
Located within this very much sought after 'Sober Hall' area of Ingleby Barwick, enjoying a double width drive, front garden, and attractive rear garden which brings an artificial lawn, patio, pebbled seating area and large timber summer house which could be optimised to suit a new owner, possibly the perfect garden bar? Briefly, the accommodation now comprises an entrance hall, lounge, kitchen/diner/family room, utility and cloakroom/WC to the ground floor. The first floor bringing four good bedrooms, three with fitted robes and 'Master' with ensuite, separate updated family bathroom.

Ingleby Homes recommended.

GROUND FLOOR



1ST FLOOR



“The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: D

EPC Rating: D



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.