

# Preseli Grove



Spacious four bedroom family property

Favoured 'Round Hill' area of Ingleby Barwick

Cul-de-sac position with generous rear garden, drive and garage

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

Four bedrooms, 'Master' with robes and ensuite

**£259,995**

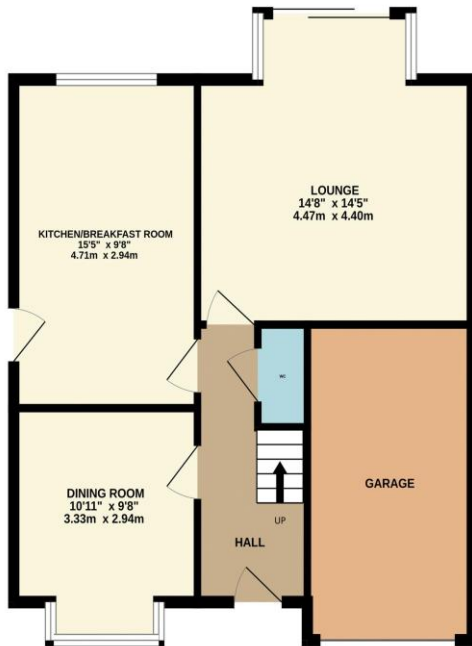




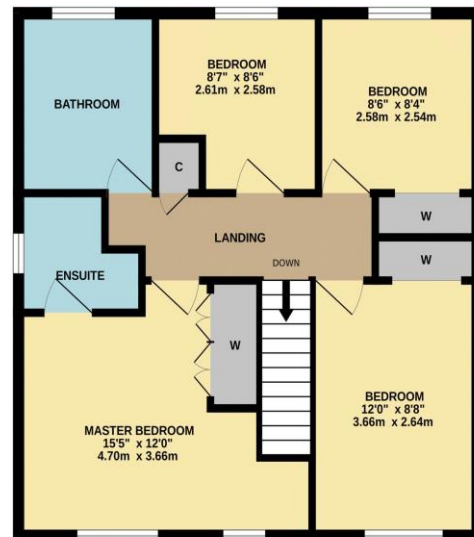
Located in this very popular Ingleby Barwick are, within a desirable cul-de-sac, tucked off 'Round Hill Avenue' - this spacious, four bedroom property is built to a larger-style 'McLean' design. Externally, a front lawn is laid to lawn, with a double-width drive alongside approaching the integral garage, whilst the rear garden is fully fence enclosed, generous and designed for low maintenance.

Internally, it is appreciated that a new owner may have thoughts on some updates, but their is nothing urgent. Briefly comprising an entrance hall, cloakroom/WC, bay-fronted sitting/dining room, large lounge and separate kitchen/breakfast room to the ground floor. The first floor brings four good bedrooms, 'Master' with robes and ensuite, separate family bathroom.

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 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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