

Bernica Grove

**INGLEBY
HOMES**
SALES & LETTINGS



Especially generous corner plot within the favoured 'Sober Hall' area

Wrap-around front and side gardens, lovely enclosed rear garden

Spacious kitchen/diner, separate lounge, dining/sitting room and quality conservatory

Four bedrooms - all with robes, 'Master' with ensuite

Stylish refitted family bathroom

£330,000



Multi-Award Wining

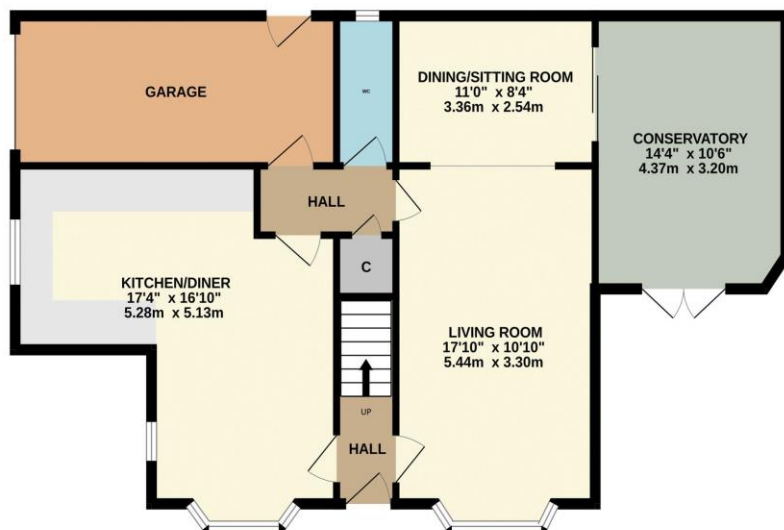


This spacious property occupies an enviable, and especially generous corner plot within this desirable part of Ingleby Barwick. Boasting large, 'wrap-around' front and side gardens, double width side drive, garage, and lovely rear garden which benefits from a sunny, westerly aspect, best enjoyed from the large, quality conservatory. The rear gardens have been enlarged by taking the boundary further into the front gardens, something anew owner may look to increase further.

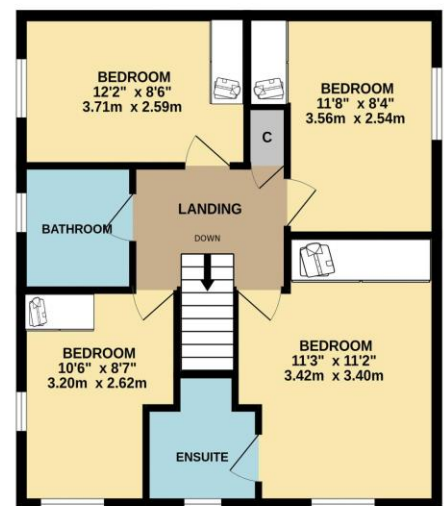
Cared for and very well presented, the spacious ground floor delivers an entrance hall, large 'L' shaped kitchen/diner, living room, dining room/sitting room, conservatory, inner hall with internal garage access, and cloakroom/WC. The first floor brings four great bedrooms, all with fitted robes and 'Master' with ensuite, complimented by the stylish, refitted family bathroom. Warmed by gas central heating with a replaced boiler and with full, UPVC double glazing.

Double fronted with a 'Bay' either side, this is a handsome family property which is well situated for 'highly thought of' schooling, whilst the external feature will undoubtedly prove attractive to many. The front and side gardens are mainly laid to well tended lawns, with established shrubs and trees, whilst the rear is full enclosed, with canopied patio adjoining the conservatory, and further extensive patio at the far side, with shed, Ingleby Homes recommended.

GROUND FLOOR



1ST FLOOR



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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