

# Bernica Grove



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**



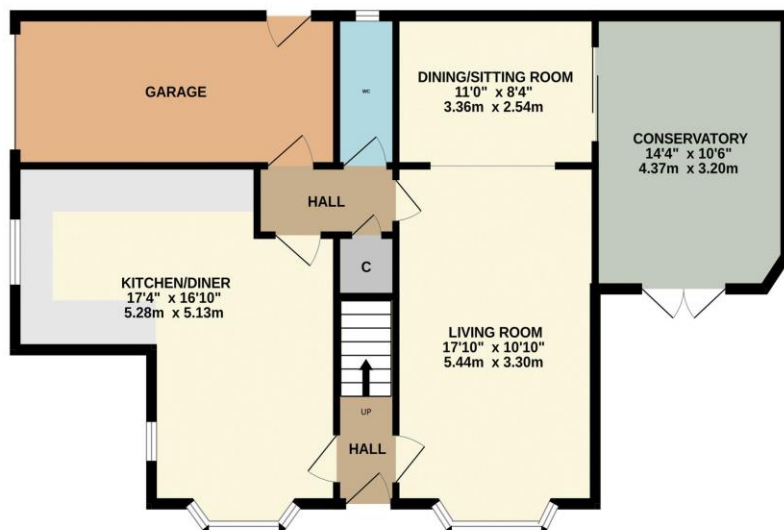
Multi-Award Wining

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.

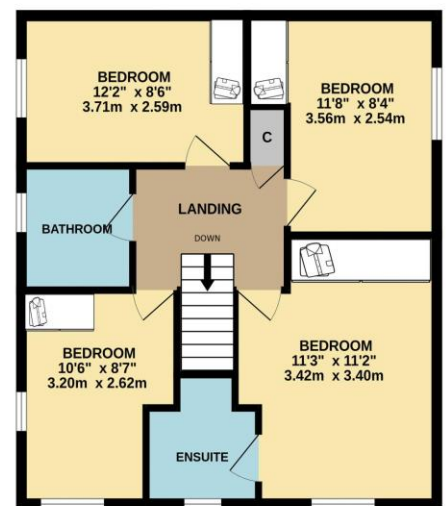
Cared for and very well presented, the spacious ground floor delivers an entrance hall, large 'L' shaped kitchen/diner, living room, dining room/sitting room, conservatory, inner hall with internal garage access, and cloakroom/WC. The first floor brings four great bedrooms, all with fitted robes and '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



# “The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC



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.