

# Parracombe Close



Much upgraded three bedroom detached property

Sought after 'Sober Hall' location

Stylish refitted kitchen with quality tops and integrated appliances

Impressive refitted family bathroom

Delightful gardens, drive and garage

£245,000



Multi-Award Wining



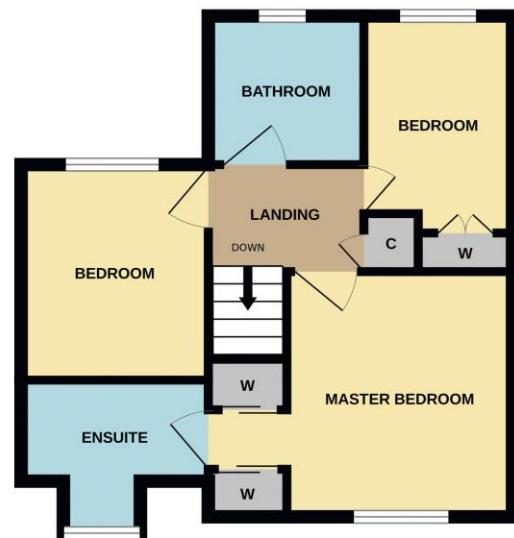
Enjoying a lovely cul-de-sac position within this very much sought after 'Sober Hall' area of Ingleby Barwick, whilst benefiting from a delightful, south westerly rear garden which enjoys good privacy, established front and side gardens, generous drive and garage. This impressive three bedroom detached property has seen significant improvement. The most notable being the stylish refitted kitchen which delivers a range of quality modern cabinets, quality 'Quartz' tops, under-counter lighting and integrated appliances, and the kitchen range is continued in the useful utility.

A rear conservatory further enhances the living space, along with the study/play room, provided by way of a partial garage conversion. Modern and well presented throughout, the internal accommodation now comprises an entrance hall, spacious open-plan lounge/diner, conservatory, impressive refitted kitchen, utility, cloakroom/WC and study/play room to the ground floor. The first floor brings three bedrooms, 'Master' with 'walk-through' robe area and ensuite, separate, stylish upgraded family bathroom.

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.0 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: C

EPC Rating: D



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