

St. Davids Grove



Enhanced by significant and well-executed extension works

End of cul-de-sac position, fabulous gardens and detached double garage

Five bedrooms, four being comfortable doubles, 'Master' ensuite

Sought-after 'Round Hill' area of Ingleby Barwick

Large lounge, garden room, family room, kitchen/breakfast room and dining room

£359,950



Multi-Award Wining



A fine example of its kind and having undergone significant, well-executed, extension works that have transformed the accommodation on offer, internal inspection is absolutely necessary to fully appreciate the living space and quality. Occupying a lovely position at the head of this popular 'Round Hill' cul-de-sac, with large drive, attractive and established front and rear gardens, detached double garage and generous side space. A single garage was originally integral, but the owners commissioned the conversion whilst making great use of the impressive frontage, having a detached double garage built.

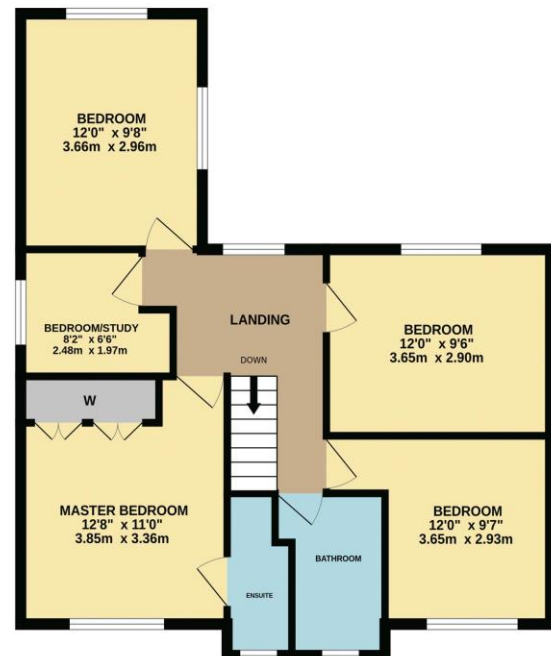
A full height rear extension has helped deliver a further double bedroom, and lovely ground floor garden room. Very briefly, the ground floor now briefly comprises an entrance porch, inner hall, WC, cloakroom, large 18ft plus lounge, garden room, family room, modern kitchen/breakfast room and dining room. The first floor brings five bedrooms, four being comfortable doubles, and the fifth optimised as a study, 'Master' with fitted robes and refitted ensuite, separate, modern family bathroom.

The large drive makes a fantastic approach, with the front gardens being well tended, complimented by the attractive rear garden being laid mostly to lawn with large near-end patio and additional patio to the far corner, the side space being fence enclosed to the front, with shed and EV charger. Features such as the extended size, generous plot and lovely position make this a rare purchase opportunity, whilst the property really is a 'one-off'.

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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.

Made with Metropix ©2024

“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.