

Brougham Close



Impressive, 'Charles Church' built family property

£375,000

Boasting significant heating and energy efficiency enhancements bringing the EPC rating to Band A

Solar panels tied in high feedback tariff and projected to earn £32'540 with remainder of contract

Warmed with efficient, low running cost, air-sourced heat pump

Desirable 'Rings' location near golf course



Multi-Award Wining

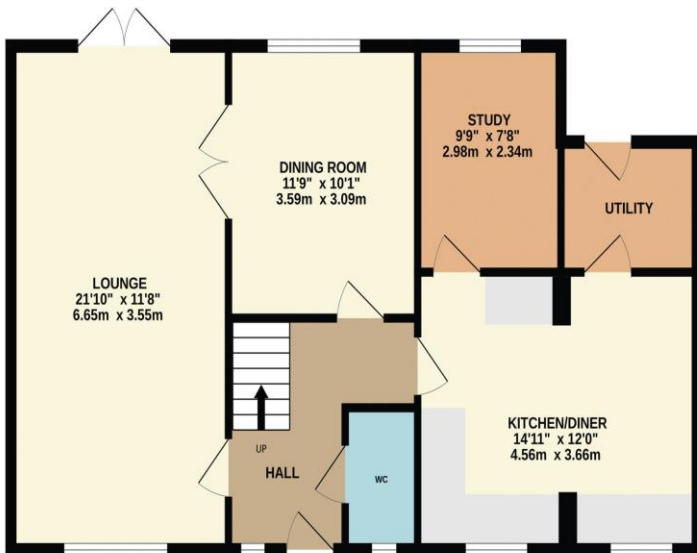


Built by 'Charles Church', this especially attractive looking design, occupies a pleasant position overlooking a green, close to the golf course and within the desirable, sought after Rings area of Ingleby Barwick. This spacious family home delivers generous and flexible accommodation that needs to be viewed to be fully appreciated.

Many enhancements have been commissioned by the owner (from new), with a view to improving the efficiency, and day to day running costs of the home. It is warmed with a modern, 'Air Sourced' heat pump, with benefits from the rear south facing electric and thermal solar panels, which significantly reduce running costs. In addition, the electric (Photovoltaic) panels are tied into the highest rate of 'feed-in' tariff, contracted until 2036, with projected, tax-free payments of £32,540 still to come. Detailed information can be supplied upon request.

The internal accommodation comprises an entrance hall, cloakroom/WC, spacious full-depth lounge, separate dining/family room, impressive open-plan kitchen/diner, study and utility to the ground floor. The first floor delivers four great bedrooms, 'Master' with fitted robes and ensuite, separate 'four-piece' suite family bathroom. The extensive side drive allows ample parking for several vehicles, approaching the detached double garage, which has seen a professional, approx. ¾ conversion to provide a superb home gym, whilst the space still available at the front allows useful secure storage. The front aspect is hedge lined, complemented by the enclosed rear garden, with large block-paved curved patio, lawn and shed. It enjoys a sunny, southerly aspect and good privacy.

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.

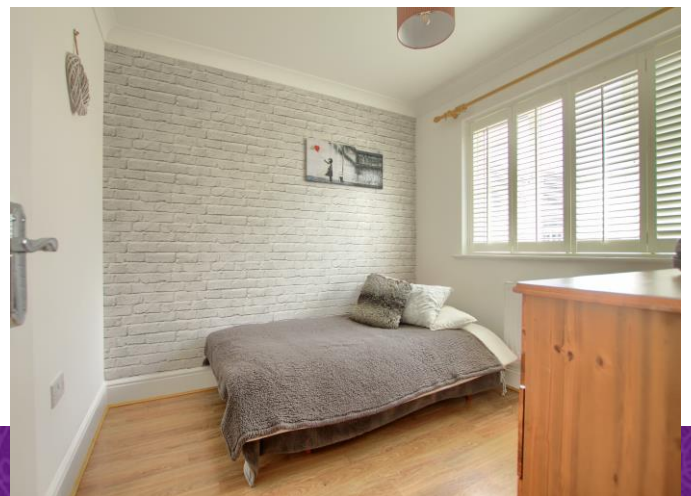


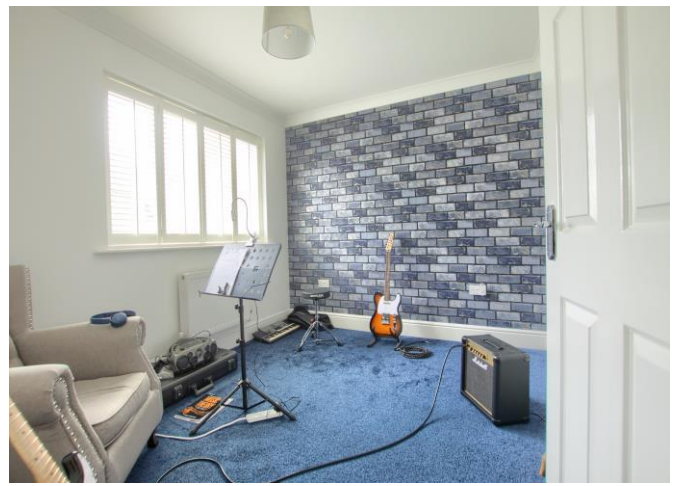
TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.

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: E

EPC Rating: A



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