

# Washford Close



Cul-de-sac position within desirable 'Sober Hall' area

Generous plot, established gardens, large drive and double garage

Four bedrooms, three with robes, two ensuite

Separate lounge, dining room, study, breakfast room, kitchen and conservatory

No forward chain

**£365,000**



Multi-Award Wining

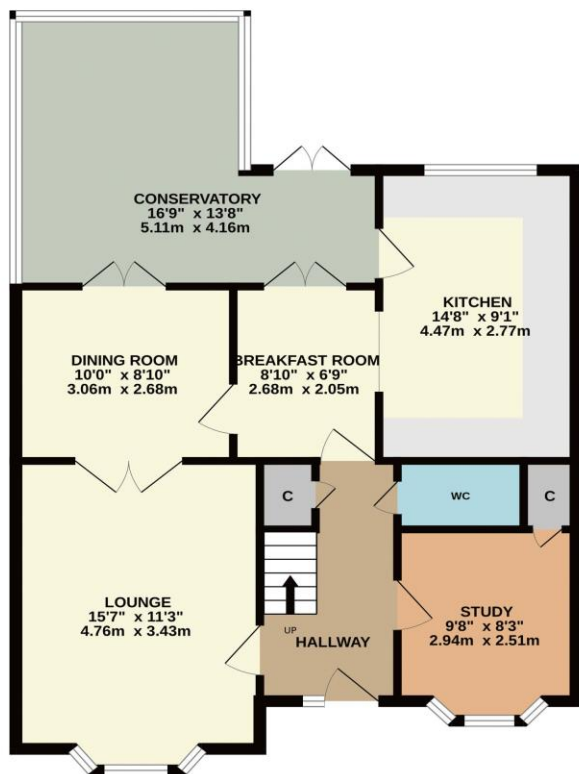


Located within this very desirable 'Sober Hall' area of Ingleby Barwick, enjoying a cul-de-sac position, this large, four bedroom, two ensuite property will certainly appeal to many. The generous plot delivers an enclosed, established rear garden with summer house, front gardens, extensive drive and detached double garage.

The spacious ground floor is further enhanced with the addition of a large, rear conservatory, which already comprises an entrance hall, cloakroom/WC, study, lounge, dining room, breakfast room and impressive refitted kitchen. The first floor brings four good bedrooms, three of which benefit from fitted robes, and the two front bedrooms being ensuite, separate family bathroom.

This is a fantastic opportunity to put your own stamp on a 'forever home' within one the most popular parts of the area.

GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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: C



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