

Dunmoor Grove



Offers over £290,000

Boasting a great plot, and enviable position of a private, gated drive

Stylish refitted bathrooms and Impressive refitted kitchen

Desirable 'Sober Hall' area of Ingleby Barwick

Feature 'Oak' staircase with modern storage underneath

Professional garage conversion

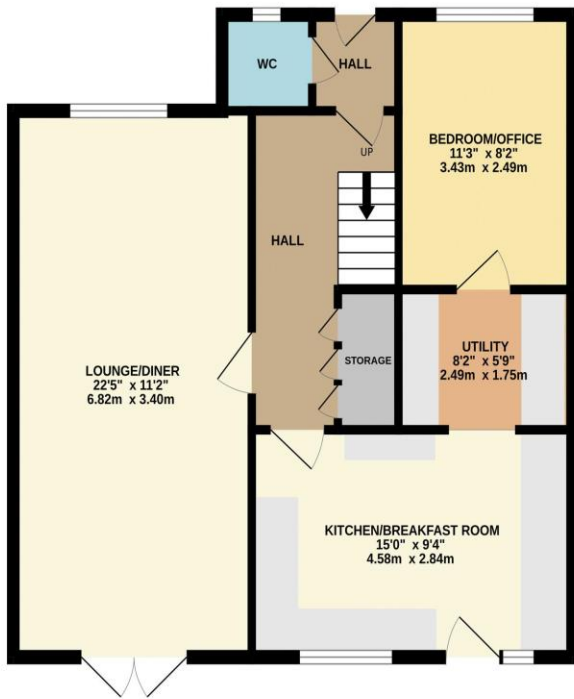


Significantly improved, whilst occupying an enviable position, off a two property, gated, private drive - this is a family home that certainly merits early inspection. Boasting an exceptionally generous frontage, tucked well-away from the road, ideal for young children or to accommodate several vehicles, with additional side space. Complimented by the landscaped, attractive rear garden, with workshop, and separate summer house, perfect for a 'Garden Bar', office, or gym, both with power and lighting, along with the additional, side shed. Both the front and rear aspects benefit from modern, RGB coloured lighting. Internally, the impressive refitted kitchen, 'Oak' staircase, stylish refitted bathrooms, and quality fitted robes/bedroom furniture, are all features worthy of special mention.

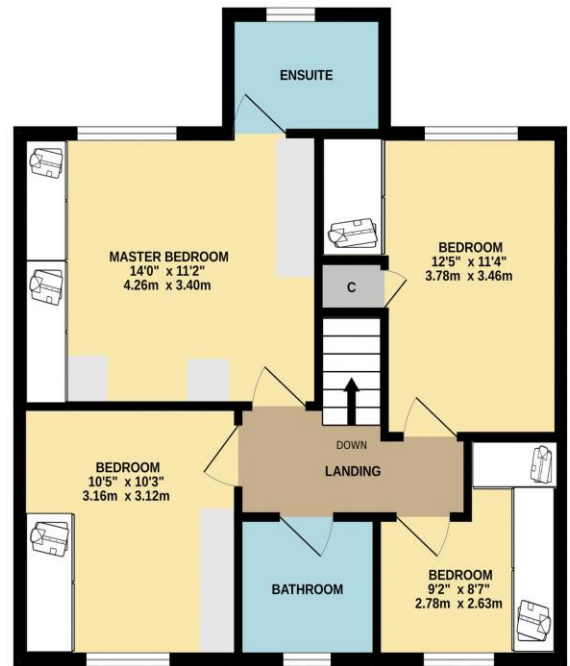
Adding to all of this, a professional garage conversion has been superbly executed, delivering a useful utility, and additional ground floor room, currently optimised as a fifth bedroom, but likely to present a fantastic playroom, or study. Very briefly, the very much enhanced and immaculately presented accommodation comprises an entrance hall, refitted cloakroom/WC, inner-hall with modern built-in storage under the replaced staircase, a full depth lounge/diner, separate stylish kitchen/breakfast room, coordinated utility, with full height fridge, full height freezer, cooker, microwave and dishwasher, and playroom/study to the ground floor. The floor is occupied by the four bedrooms, all with fitted robes/furniture, and 'Master' with stylish refitted ensuite, and separate refitted family bathroom. Situated within this favoured 'Sober Hall' area of Ingleby Barwick, ideal for local schooling

Home, changes everything

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.

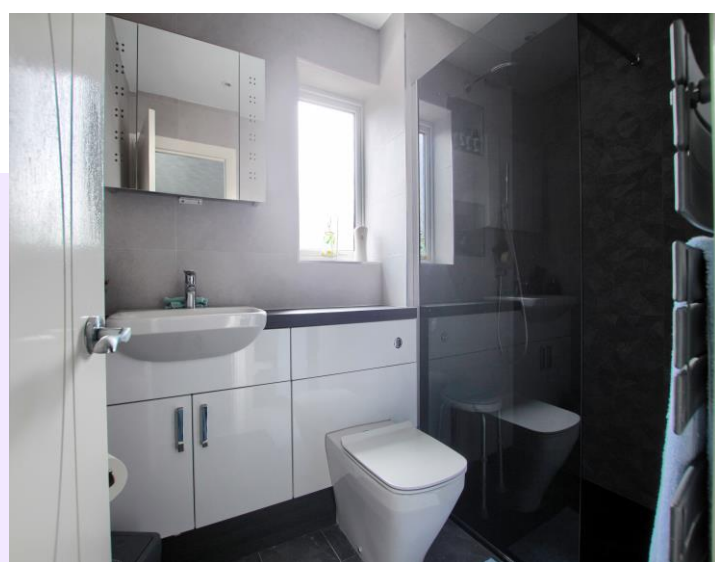
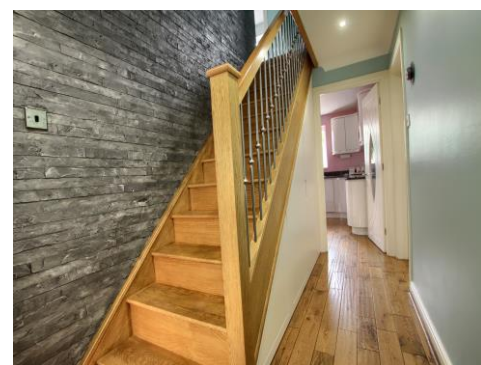
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC



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