

Fountains Avenue, Ingleby

Derbyshire



£235,000

IH INGLEBY HOMES





Situated within this favoured 'Beckfields' area of Ingleby Barwick, whilst occupying a generous plot with lovely gardens, early inspection is advised when it comes to this three bedroom detached property.

Tasteful and attractive throughout, the spacious internal accommodation briefly comprises an entrance hall, spacious lounge, separate open-plan kitchen/diner and separate utility to the ground floor. The first floor delivers three great bedrooms, all doubles, the front 'Master' with fitted sliding robes and upgraded ensuite, separate family bathroom.



The front garden is established, well-tended and laid mainly to lawn, bordered along the side with mature evergreens, whilst the large drive runs alongside allowing ample off-road parking and approaching the integral garage. Complimented by the generous rear garden, which enjoys a large re-laid near-end patio and near-deck with coordinated planters. The rest laid mainly to lawn and fully fence enclosed, with a gravel path to a far end patio.

The Layout



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
		EU Directive 2002/91/EC

The Location



Council Tax Band:
Tenure:

C
Freehold



- Tasteful and attractive throughout, viewing essential
- Larger style three bedroom detached property
- Favoured, and established 'Beckfields' location within Ingleby Barwick
- Impressive open-plan kitchen/diner with utility off
- Three generous bedrooms, 'Master' with robes and upgraded ensuite
- Great plot with front garden, large drive, garage and generous rear garden