

Upton Court,



£325,000

**IH** INGLEBY HOMES





A fabulous purchase opportunity! This handsome, and especially well-cared for property, boasts an enviable plot which delivers a lovely, large rear garden, which is fully enclosed, whilst a double garage to the front is approached via a block-paved drive, sitting at the end of this quiet cul-de-sac, enjoying a pleasant tree-lined outlook.

Ideally positioned for 'highly regarded' local schooling and excellent amenities, this is a property that will undoubtedly attract the family buyer, especially considering the further potential, the plot certainly lends itself to extension.

This said, the property is already particularly spacious. The impressive ground floor delivers a large bay-fronted lounge, rear conservatory, and separate kitchen/diner (with utility off) and spacious, adjoining dining/sitting room - which a new owner may consider opening up, all accessed independently from the entrance hall, with cloakroom/WC. The first floor brings four bedrooms, 'Master' with ensuite, and dressing room, with fitted robes benefitting bedrooms two and three, attractive separate family bathroom.

The double garage offers even more potential, with a rear door accessing a surprisingly generous patioed area, which leads along to the rear garden, with lawns, path connected patios, established shrubs and planting, timber shed and greenhouse - a real feature of the property.



# The Layout



| Energy Efficiency Rating                    |   |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |           |
|---------------------------------------------|---|---------|-----------------------------------------------------------------|---|-----------|
| Very energy efficient - lower running costs |   |         | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |           |
| (92 plus)                                   | A |         | (92 plus)                                                       | A |           |
| (81-91)                                     | B |         | (81-91)                                                         | B |           |
| (69-80)                                     | C |         | (69-80)                                                         | C |           |
| (55-68)                                     | D |         | (55-68)                                                         | D |           |
| (39-54)                                     | E |         | (39-54)                                                         | E |           |
| (21-38)                                     | F |         | (21-38)                                                         | F |           |
| (1-20)                                      | G |         | (1-20)                                                          | G |           |
| Not energy efficient - higher running costs |   |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
|                                             |   | Current |                                                                 |   | Potential |
|                                             |   | 69      |                                                                 |   | 80        |
| England & Wales                             |   |         | England & Wales                                                 |   |           |
| EU Directive 2002/91/EC                     |   |         | EU Directive 2002/91/EC                                         |   |           |

# The Location



Council Tax Band: E  
Tenure: Freehold



- A generous family property enjoying an exceptional plot
- Tucked away within a lovely cul-de-sac, close to schooling and amenities
- Very spacious with separate lounge, conservatory, kitchen/diner and dining/sitting room
- Bursting with further potential to extend or remodel
- Especially well cared for and immaculately presented
- Large and attractive rear gardens, double garage and block paved drive
- No forward chain



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