

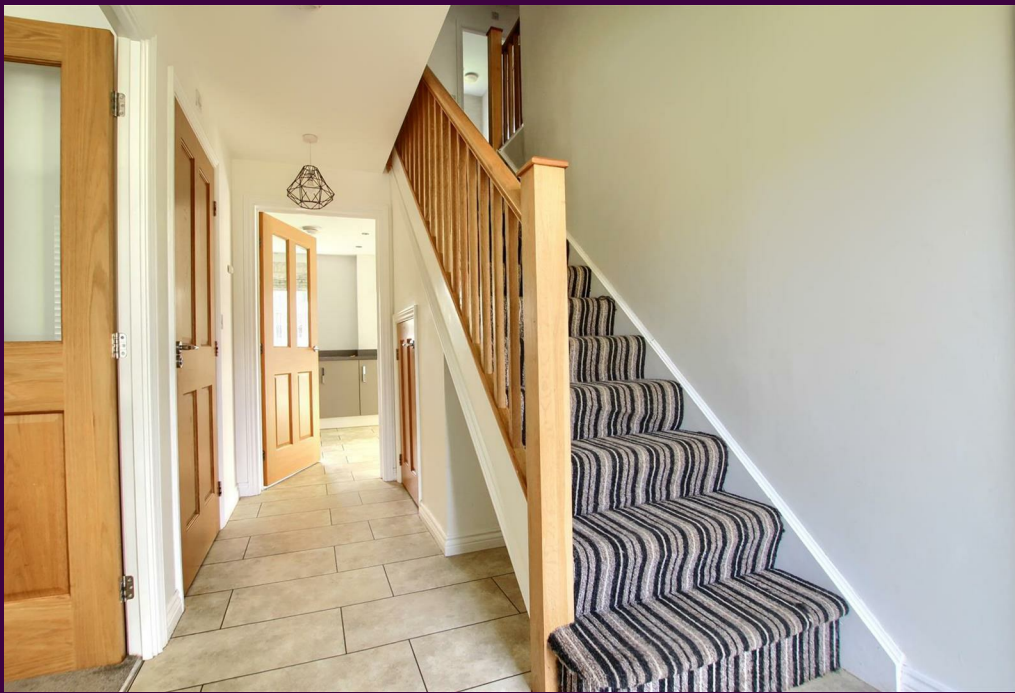
Buttercup Grove, Stainton



Asking Price £340,000

IH INGLEBY HOMES





This impressive property warrants early inspection to avoid disappointment, being built by Taylor Wimpey to this very popular, and larger design.

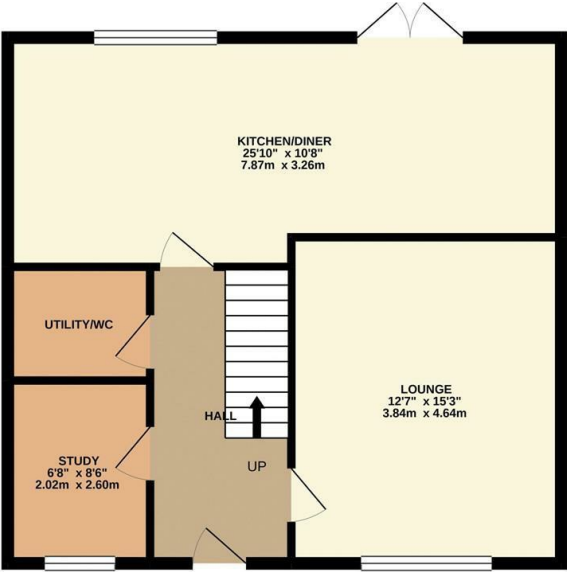
Occupying a generous and enviable plot, with large rear garden, front garden, extensive drive and, detached double garage.

Stylish, upgraded, and well-presented, the modern accommodation is especially spacious, very briefly comprising an entrance hall, study, utility/WC, lounge and separate, superb open plan kitchen/diner to the ground floor. The first floor brings four good double bedrooms, one professionally fitted as a dressing room with 'wall to wall' robes, whilst further robes are found in the 'Master' with modern ensuite, separate modern family bathroom. Available with 'No Forward Chain'.

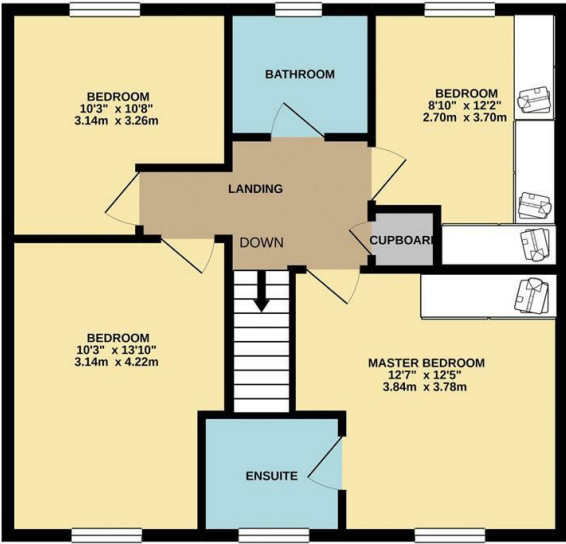


The Layout

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



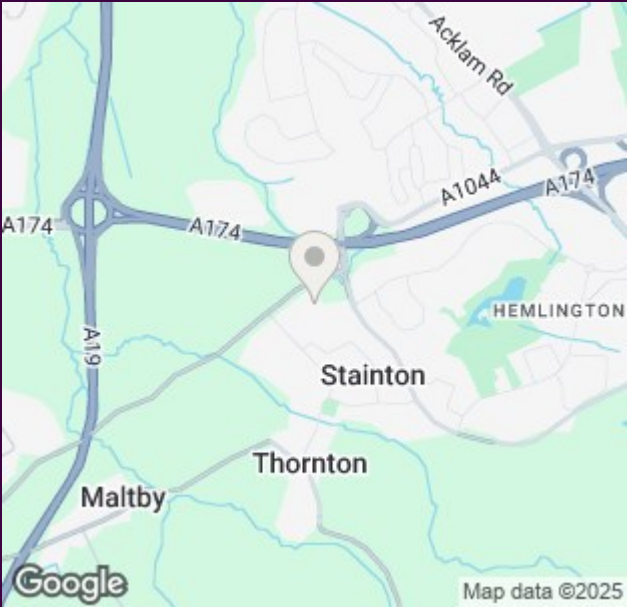
TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		93	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B	84		(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: E
Tenure: Freehold



- Envable plot, Early viewing advised
- Large gardens and drive, detached double garage
- Favoured 'Rose Gardens' development in Stainton
- Four bedrooms, fitted robes, 'Master' with ensuite
- Superb open-plan kitchen/diner
- Much upgraded and ready to move in to