

Talbenny Grove, Ingleby

Doncaster

£310,000

IH INGLEBY HOMES





Located within this very popular 'Round Hill' area of Ingleby Barwick, whilst boasting a cul-de-sac position, with lovely private rear garden, this attractive family home has seen much improvement, and is certainly worthy of early inspection.

Two of the four great bedrooms benefit from ensuite bathrooms, and three with robes, whilst the separate family bathroom has been stylish refitted and is a feature worthy of special mention.

Another significant improvement is the outstanding refitted, and remodelled kitchen/diner, which is now open-plan and delivers a range of modern fitted cabinets, floor-to-ceiling, in a bold striking navy, with bespoke fitted seating area.

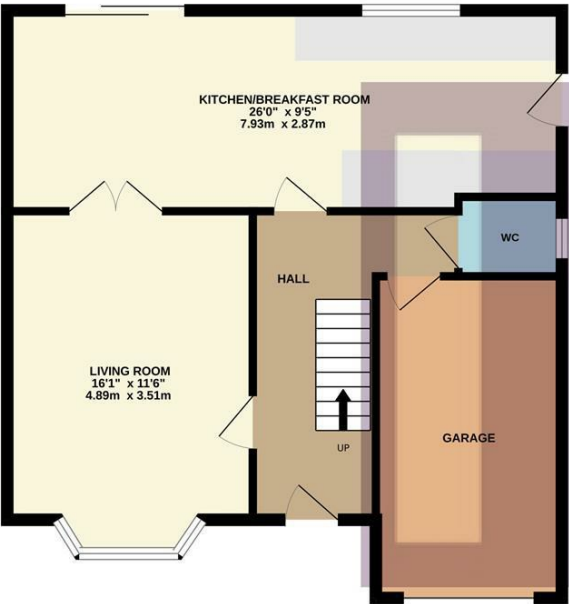


Very briefly, the accommodation comprises an entrance hall, with cloakroom/WC off, and internal access to the garage. A bay-fronted independent lounge, and the afore mentioned open-plan kitchen/diner to the ground floor. The first floor beings four great bedrooms, three with built in storage/robes, and two (including the Master) with ensuite shower rooms off, separate family bathroom.

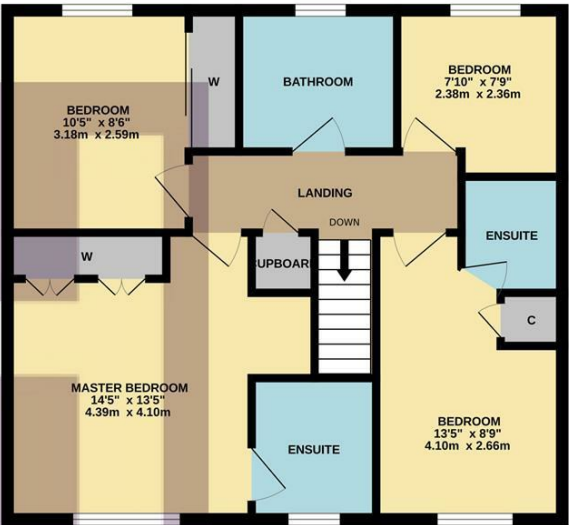
A double-width drive to the front allows off-road parking and approaches the garage passing the attractive and established front garden. Complimented by the enclosed rear garden, with patio and lawns, bordered to the rear in established greenery, shrubs and trees, all very private and enjoying a sunny aspect.

The Layout

GROUND FLOOR



1ST FLOOR



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			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(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		

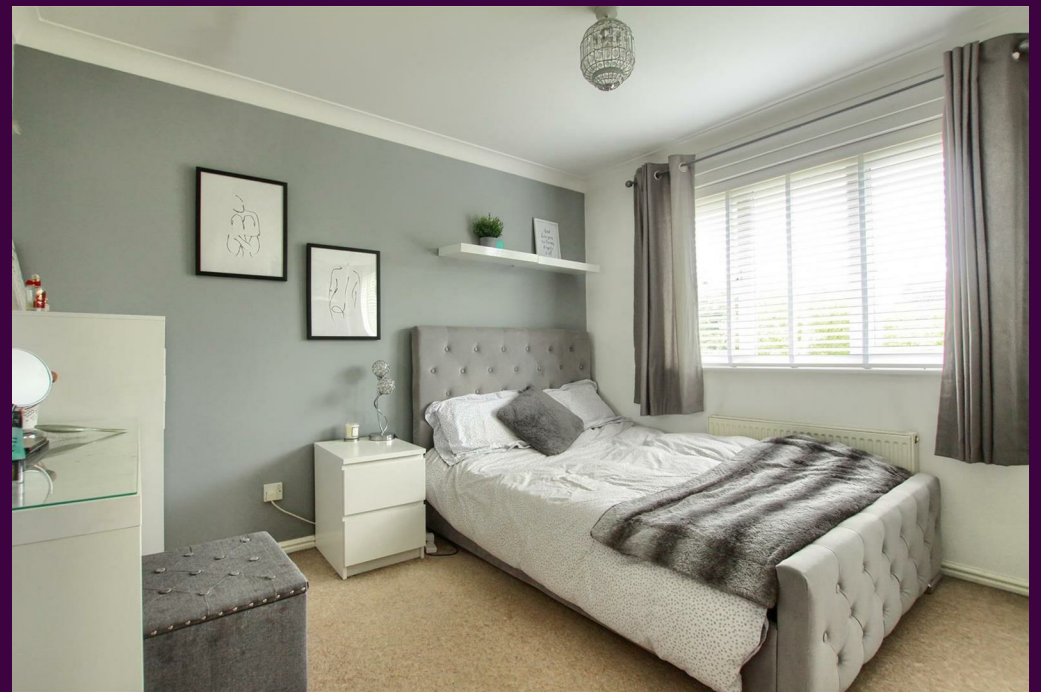
The Location



Council Tax Band: D
Tenure: Freehold



- A very attractive, four bedroom/ two ensuite family property
- Stylishly refitted, and remodelled kitchen/diner
- Lovely rear garden with private and southerly outlook
- Favoured Ingleby Barwick location, cul-de-sac position
- Impressive, refitted family bathroom
- Spacious independent, bay-fronted lounge



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