

Binchester Court, Ingleby Barwick



£345,000

IH INGLEBY HOMES





Built by 'Charles Church' to this especially popular design, whilst being located within this sought-after 'Rings' area of Ingleby Barwick, early viewing is advised when it comes to this spacious, impressive family property.

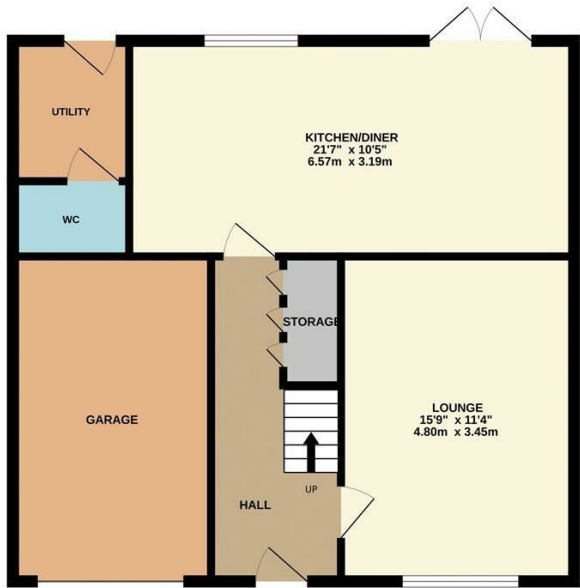
The beautiful rear garden has been professionally landscaped, bringing a stylish, extensive patio to the near end, path connected to a further, far-end patio amongst an abundance of strategic planting and shrubs, with generous lawn - all whilst boasting a sunny, southerly aspect. A block-paved front drive allows off-road parking, and approaches the garage.



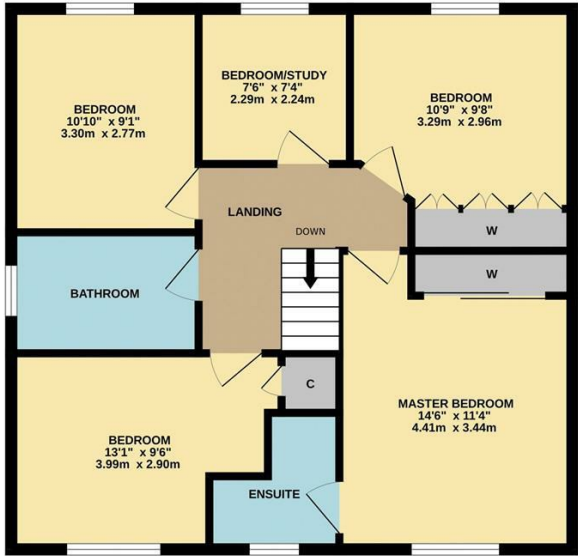
Internally, the very well presented and tasteful accommodation briefly comprises an entrance hall - with modern storage solutions in-built under-stair, spacious independent lounge, superb open-plan kitchen/diner, coordinated utility and cloakroom/WC to the ground floor. The first floor brings five bedrooms, 'Master' with robes and attractive ensuite, whilst further 'mirror robes' are installed to bedroom two, separate modern family bathroom.

The Layout

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B	77		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The Location



Council Tax Band: E
Tenure: Freehold



- 'Charles Church' built, five bedroom residence
- Stunning, landscaped and southerly rear garden
- Impressive open-plan kitchen/diner, separate independent lounge
- 'Master' bedroom with ensuite and robes
- Favoured 'Rings' location



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