

Brookfield Avenue, Acklam



Asking Price £249,995

IH INGLEBY HOMES





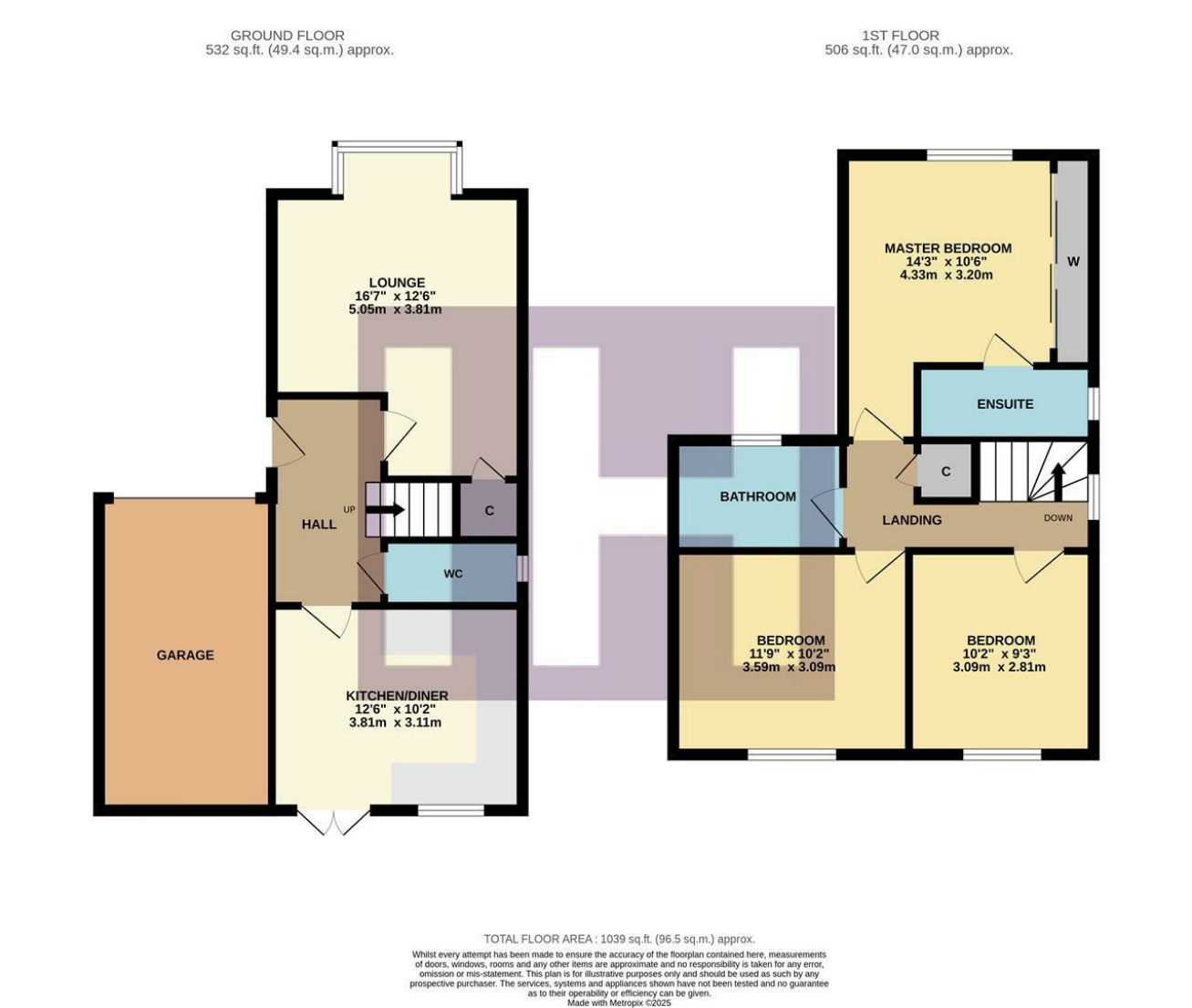
Stylish and impressive throughout, this larger style three-bedroom detached property certainly merits early inspection to avoid disappointment.

Situated in a lovely cul-de-sac position within this desirable 'Miller' development within the Brookfield area of Acklam. Enjoying a modern landscaped garden with large path connected patios to both the near, and far end, with a well-tended lawn between, and fully fence enclosed. The front garden is laid to lawn and bordered to the side with established hedging, alongside the block-paved drive which approaches the integral garage.



Internally, the quality is immediately obvious as you arrive into the attractive hall, with the ground floor bringing a cloakroom/WC, spacious bay-fronted lounge, and separate impressive kitchen/diner. The larger first floor span over the garage, delivering three great bedrooms, the 'Master' with fitted mirror wardrobes and ensuite, separate family bathroom. Ingleby Homes recommended.

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Current			Current		
Potential			Potential		
82			94		

The Location



Council Tax Band:
Tenure:

D
Freehold



- A larger style, three-bedroom detached property
- Exceptionally well presented, stylish and attractive throughout
- Desirable 'Miller' development within Brookfield, Acklam
- Separate generous 'bay-fronted' lounge and impressive kitchen/diner
- Landscaped rear garden, front garden, block-paved drive and garage
- Three great bedrooms, 'Master' with robes and ensuite
- No Forward Chain

