

Woodchester Grove, Ingleby Barwick



Asking Price £440,000





Exceptionally generous and smartly presented, this outstanding six bedroom property delivers significant living space over three superb levels, whilst occupying a lovely 'tucked away' position, with ample parking, double garage, and delightful rear garden which enjoys plenty of privacy.

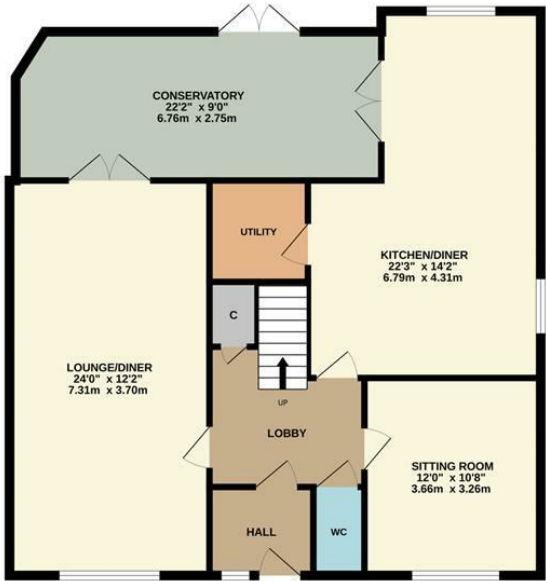
Impressive throughout, and enhanced with a well-executed, professional loft conversion which has added a fabulous 'Master' level, comprising a large double bedroom, and stunning feature bathroom, separated by a spacious feature landing area. Another impressive feature is the quality rear conservatory, which adds to the expansive ground which also brings an entrance hall, inner lobby, cloakroom/WC, sitting room, large open-plan kitchen/diner with utility off, and an especially large main lounge. The first floor offers five great bedrooms, one being ensuite with fitted robes, along with the four-piece suite family bathroom, whilst the turning stairs continue upward, to the afore mentioned 'Master' level.



The double garage sits ahead with parking for two cars in front, whilst block paving to the front allows parking for more vehicles and adds plenty of 'kerb appeal'. This is complimented by the lovely rear garden, which is established and very well kept, with near end patio, lawn and an abundance of shrubs, tree and greenery in the borders, all fence enclosed and surprisingly private. Ingleby Homes recommended.

The Layout

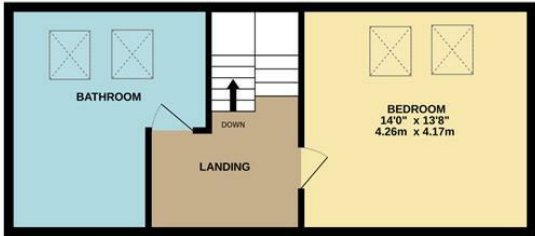
GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 2279 sq.ft. (211.7 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			
(82 plus) A	7984	(82 plus) A	
(61-81) B		(61-81) B	
(39-60) C		(39-60) C	
(18-38) D		(18-38) D	
(9-17) E		(9-17) E	
(1-8) F		(1-8) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Council Tax Band: F
Tenure: Freehold



- Envious 'tucked-away-' position, ample parking and private garden
- Significant accommodation over three impressive levels
- Superb 'Master' level of large bedroom, landing area, and feature bathroom
- Expansive ground floor accommodation to suit the larger family
- Separate large lounge, sitting room, generous kitchen/diner and quality conservatory
- Ingleby Homes recommended



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