

Lullingstone Crescent, Ingleby Barwick



Offers Over £399,950

IH INGLEBY HOMES





Delivering impressively generous accommodation over three superb levels, this handsome, 'Charles Church' built, six bedroom property is stylishly delivered, and certainly merits early inspection.

Located within this sought-after Ingleby Barwick location close to the golf club, whilst enjoying beautifully gardens, and a detached double garage.

The stunning refitted kitchen is a feature worthy of special mention, with solid wood cabinets, Quartz surfaces, 'Rangemaster' cooker and 'Blanco Belfast' sink, with a 'Blanco Fireclay' sink in the equally chic, coordinated utility. You arrive into a welcoming hall, with solid wood 'French Oak' flooring, which flows into the cloakroom/WC, dining room, and generous living room with rear bay that offers 'French' doors to the garden, whilst the expansive ground floor also provides a further sitting room. Four of the bedrooms are found on the first floor, one with ensuite, along with the separate four-piece suite family bathroom. The second floor is occupied by two large bedrooms, one currently optimised as a games room, with a further ensuite.

The drive and garage is approached from behind, with gated access to the rear garden which brings a variety of shrubs and foliage, along with established fruit bearing grape vine, a cherry, plum, apricot and damson tree.

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

The Ground Floor plan shows a central hall with a staircase going up. To the left is a large lounge (15'8" x 13'7") and a dining room (12'10" x 9'9"). To the right is a kitchen/breakfast room (16'3" x 11'10") and a sitting room (10'8" x 8'2"). There is also a utility room, a bathroom, and a WC.

1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.

The 1st Floor plan features a central landing with stairs going down and up. There are four bedrooms: one at the front (11'9" x 8'0"), one at the back left (12'6" x 9'0"), one at the back right (12'6" x 11'10"), and one at the rear (10'7" x 9'0"). There is also a bathroom and an ensuite.

2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

The 2nd Floor plan shows a central landing with stairs going down. There are two bedrooms: one at the front (17'11" x 9'1") and one at the back (17'11" x 13'0"). There is also a bathroom and an ensuite.

TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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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The Location



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Freehold



- Expansive accommodation over three superb levels
- Six generous bedrooms, two being ensuite, and further family bathroom
- Stunning refitted kitchen, with quartz surfaces and 'Rangemaster' cooker
- Generous lounge, separate dining room and sitting room
- Beautiful gardens with an abundance of planting and fruit trees
- Rear double drive and detached double garage
- Favoured 'Ingleby Barwick' location, close to Golf Club



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