

Carson Place, Hemlington



£249,500

IH INGLEBY HOMES





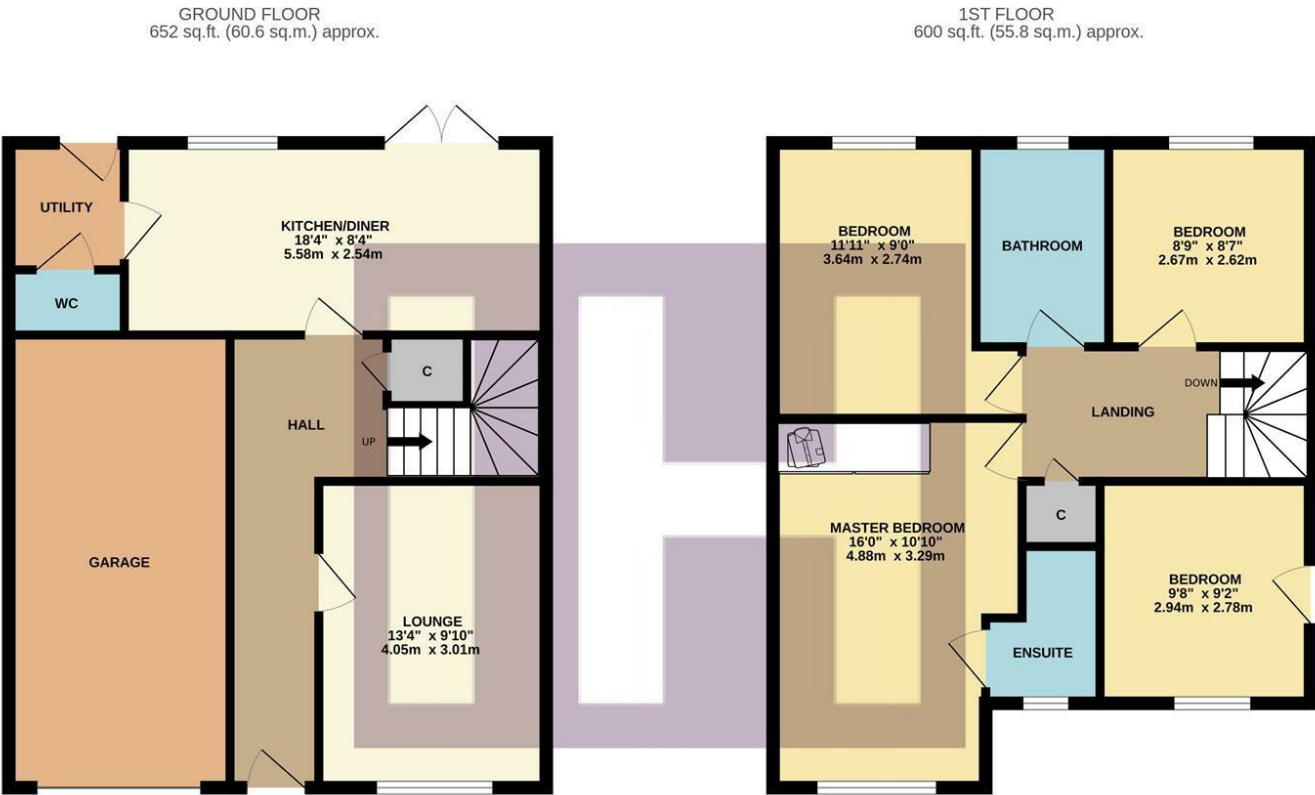
Located on the very desirable 'Saffron Gardens' development and built to this popular family home design, this further improved four bedroom property still feels brand new, and is immaculately presented,

Modern and well presented, the well-planned accommodation comprises an entrance hall, independent lounge, impressive open-plan kitchen/diner, utility and half-tiled cloakroom/WC to the ground floor. The first floor delivering four great bedrooms, the especially large 'Master' with fitted sliding robes and ensuite, separate family bathroom which has also been half-tiled.



The attractive rear garden provides a large re-laid patio, with established planting in the boundaries around the well-tended lawn, all enjoying a sunny, southerly aspect. A front garden is lawned and open-plan, with a double width drive allowing off-road parking, and approaching the garage.

The Layout



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current	Potential		Current	Potential	
84	94				
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			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		

The Location



Council Tax Band: D
Tenure: Freehold



- A fine example of its kind, viewing advised
- Southerly rear garden with large re-laid patio
- Independent lounge, and impressive open-plan kitchen/diner
- Spacious 'Master' bedroom with fitted robes and ensuite
- Favoured 'Saffron Gardens' development within Hemlington



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