



Lullingstone Crescent, Ingleby Barwick

Asking Price £425,000





Standing proud within this desirable cul-de-sac within this more established 'Rings' location close to the golf course, this especially handsome six bedroom property delivers very much improved and generous accommodation over three impressive levels.

Double fronted, with a block-paved side drive that approaches the detached double garage, whilst enjoying an enclosed rear garden that boasts a sunny westerly aspect, with a section across the rear of the double garage providing a flexible space that is currently optimised as a office or work shop but make a great home gym or ideal garden bar, with 'French' doors opening to a timber deck seating area in the attractive garden.



The remodelled ground floor delivers a fabulous open-plan kitchen/dining/family space that was previously the separate kitchen and living room, with 'Amtico' flooring that flows from the entrance hall, and stylish 'Shutter' blinds, with a quality kitchen range tailored around a feature 'Range' cooker, with a utility off. You also find the welcoming entrance hall, cloakroom/WC, study and further sitting room on this level.

The first floor brings four of the bedrooms, the 'Master' with modern ensuite and fitted robes in bedroom four, whilst the stylish refitted family bathroom is another feature worthy of special mention. Two more large double bedroom are found on the second floor, one being ensuite and currently optimised a superb games room with ensuite. Ingleby Homes recommended.

GROUND FLOOR

KITCHEN/DINING/LIVING
27'10" x 19'6"
8.48m x 4.73m

UTILITY

STUDY
11'2" x 8'3"
3.40m x 2.52m

HALL

WC

SITTING ROOM
14'4" x 11'1"
4.37m x 2.72m

1ST FLOOR

BEDROOM
11'3" x 7'10"
3.55m x 2.38m

BATHROOM

BEDROOM
11'3" x 7'11"
3.44m x 2.42m

ENSUITE

LANDING

DOWN

UP

MASTER BEDROOM
12'6" x 11'8"
3.80m x 3.55m

BEDROOM
13'0" x 9'1"
3.96m x 2.78m

2ND FLOOR

BEDROOM/GAMES ROOM
18'4" x 14'10"
5.58m x 4.52m

ENSUITE

C

LANDING

DOWN

BEDROOM
18'4" x 9'1"
5.58m x 2.78m

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



- A handsome, six bedroom, three storey property
- Larger 'Charles Church' design close to the golf course
- Superb remodelled and open-plan kitchen/dining/ living space
- Two bedrooms being ensuite, separate stylishly refitted family bathroom
- Attractive westerly rear garden, detached double garage by its side
- Impressive throughout, early inspection necessary



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