

Church Field Way, Ingleby Barwick











Having undergone an impressive significant refurbishment, this outstanding four bedroom detached property feels like a 'Brand New' home. The stunning remodelled and refitted kitchen/diner, feature media wall within the lounge, replaced 'Oak' internal doors, stylish refitted bathrooms, quality fitted robes, landscaped gardens and fantastic garden bar - are just some of the features that are worthy of special mention.

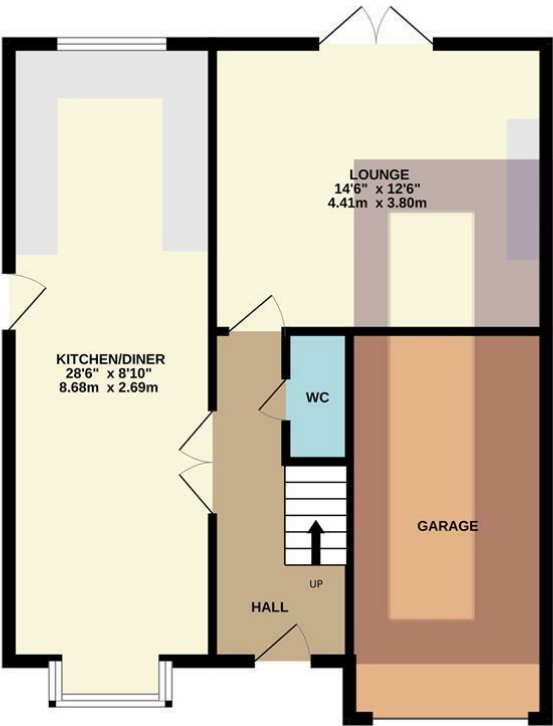
Situated in this popular 'Broom Hill' location, close to 'highly thought of' schooling, with a double width front drive, lawned front garden and integral garage, complimented by the fabulous landscaped rear garden, with an extensive patio, and composite deck, astro-turf lawn, and superb garden bar which could offer flexible use to suit a owner.



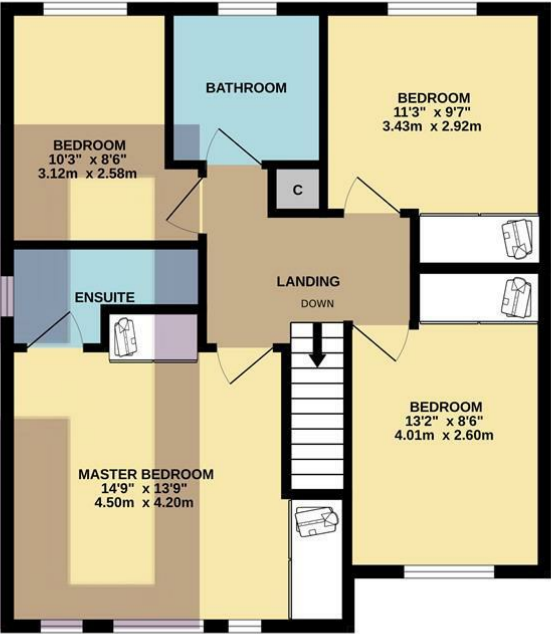
Internally the quality is immediately obvious, arriving in to the hall, with ceramic tiled flooring that flows through the double doors into the stunning open-plan kitchen/diner, boasting a refitted kitchen with 'Quartz' tops and integrated appliances that include the fridge/freezer, washing machine, dishwasher, and drinks cooler, passing the cloakroom/WC you find the rear lounge with a built-in feature media wall with fireplace incorporated to the ground floor. The first floor delivers four great bedrooms, three with newly fitted quality robe sand 'Master' with refitted a stylish ensuite, separate impressive refitted family bathroom.

# The Layout

GROUND FLOOR



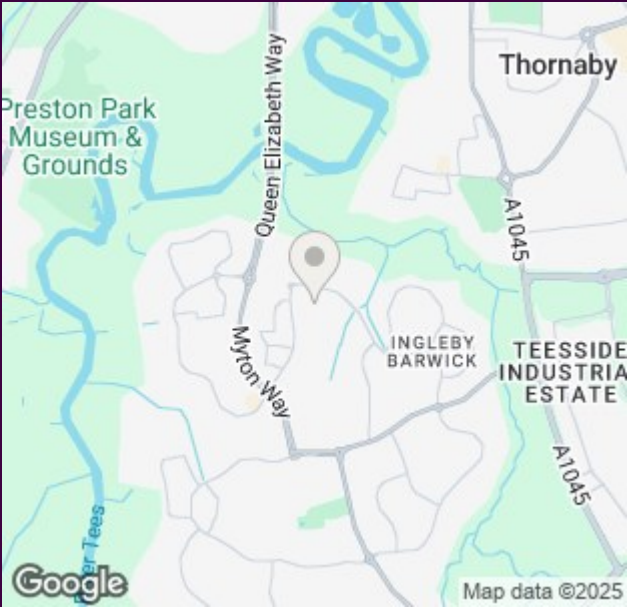
1ST FLOOR



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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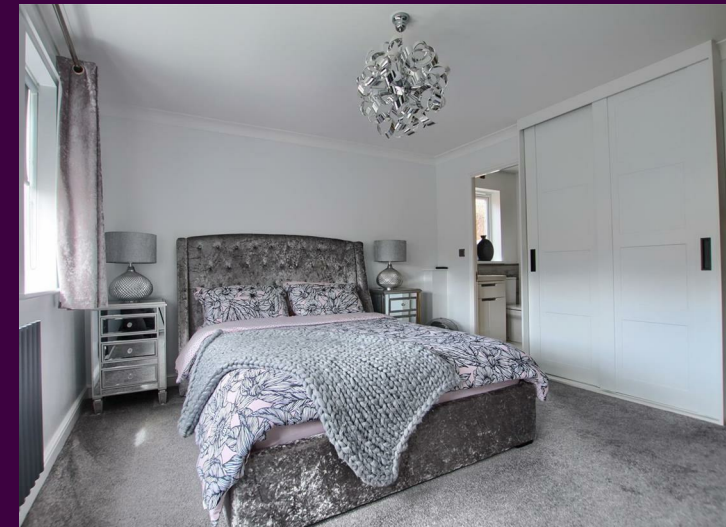
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		81			
	65				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



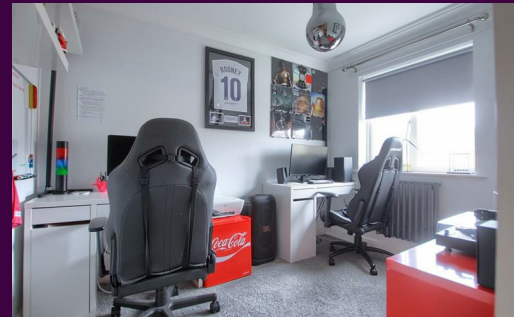
Council Tax Band: D  
Tenure: Freehold





- Impressively refurbished and feeling 'Brand New'
- Superb open-plan kitchen/diner having been remodelled
- Stylish refitted bathroom and ensuite
- Four great bedrooms, three with quality fitted robes
- Landscaped garden complete with fantastic garden bar
- An outstanding family property, viewing essential





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