

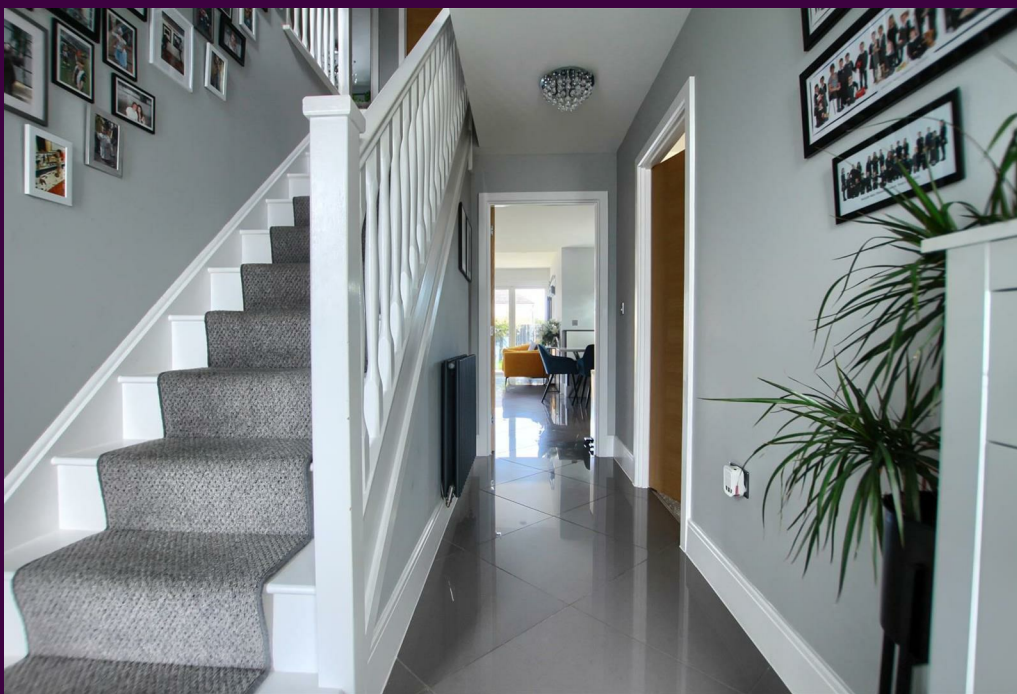
Melandra Road, Ingleby Barwick



£339,950

IH INGLEBY HOMES





Built by 'Avant' to this larger, and very spacious design, this very impressive property is stylish and contemporary throughout, whilst being presented and finished to an exceptionally high standard, internal viewing is necessary to fully appreciate the space and quality on offer. The stunning kitchen has been further upgraded since new and along with the fabulous bathrooms, are both features worthy of special mention. The rear family room with large 'bi-fold' doors to the garden is another 'stand out' feature - opening into the generous westerly garden and being open-plan to the kitchen space.

Boasting a lovely position at the head of this cul-de-sac, with double width re-laid resin front drive with EV charging point, integral garage, front lawned garden and private, enclosed rear garden, situated within this very popular development on the outskirts of Ingleby Barwick.



Internally, the well-planned accommodation is delivered to a fantastic standard, briefly comprising an entrance hall, lounge, stunning kitchen/diner with utility and cloakroom/WC off, and rear open-plan family room with media wall built-in, to the ground floor. The first floor brings four good bedrooms, 'Master' with modern sliding robes and ensuite with further fitted robes in bedroom three, separate, stylish family bathroom.

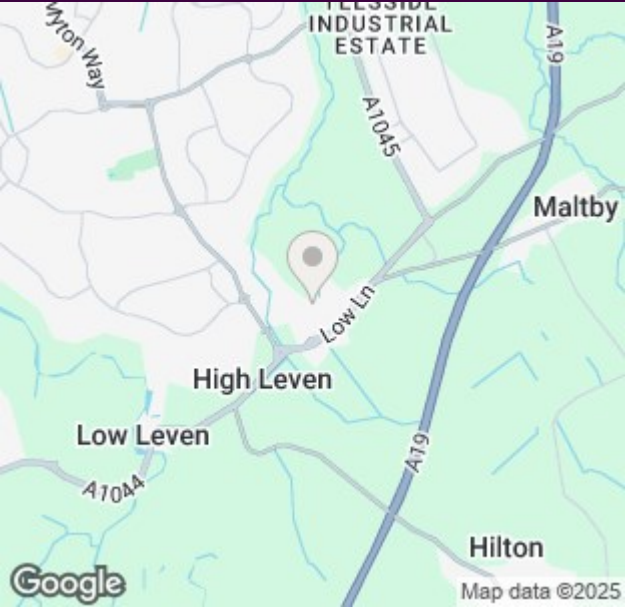
The Layout



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 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					
(92 plus) A		93	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
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: E
Tenure: Freehold



- Impressive, executive, four bedroom family home
- Built by 'Avant' to this larger design
- Stunning kitchen, open plan to a fantastic family room
- 'Hi Spec' bathrooms and overall finish
- Re-laid drive, garage and generous westerly rear garden
- Stylish and attractive throughout, viewing essential



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