

Coney Close, Ingleby Barwick



£390,000





This impressively generous property delivers a fabulous ground floor that offers extensive, and flexible accommodation, providing four living spaces, and separate, outstanding kitchen/diner. Benefitting from well-planned and professionally executed extension works, which have taken advantage of the unusually large plot within this favoured and more established 'Lowfield's' area of Ingleby Barwick, whilst a large enclosed garden still remains, complimented by the terrific re-laid block-paved frontage which allows parking for several vehicles.

You arrive into a spacious entrance lobby, with cloakroom/WC off, noticing the quality of the replaced 'Oak' internal doors and built-in storage solutions, finding the 24ft plus lounge, open-plan 20ft plus dining/family room - which leads to a lovely snug, and both with 'French doors to the gardens. The separate kitchen/diner has been completely redesigned and refitted, with a range of cabinets and surfaces, built-in appliances and even a drop-down TV - with useful utility off. A further entertainment room brings even more flexible space, a room that could provide a variety of uses to suit a new owner.



The first floor does not disappoint, with all four generous bedroom being access from a feature landing, with split-faces tiled wall and 'Glass & Oak' staircase. The Master enjoys a large full-bathroom ensuite, whilst the separate family bathroom is brought to a standard by now you will have come to expect.

The impressive frontage allows ample parking for the largest of family's, whilst sitting perfectly tucked into this desirable cul-de-sac. Side access will leads to a incorporated storage/garage with further block-paved parking, whilst the fully fence enclosed garden is especially large, laid mainly to lawn, with an extensive patio/entertaining area, with built in seating and fire-pit.

GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.

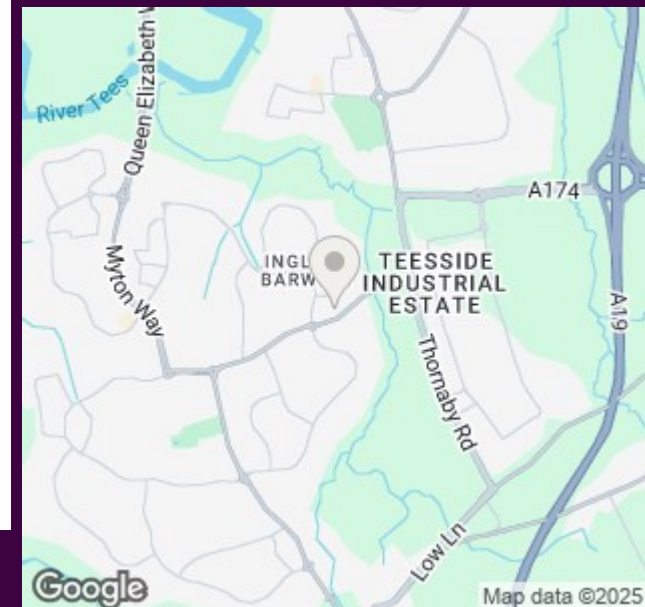
1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.

TOTAL FLOOR AREA : 1965 sq.ft. (182.5 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



- Impressively extended and delivering extensive living accommodation
- Separate lounge, family/dining room, snug, kitchen/diner and entertainment room
- Generous plot with large gardens, large re-laid block-paved frontage
- Favoured Ingleby Barwick location, cul-de-sac position
- Four great bedrooms, 'Master' with full bathroom ensuite
- Viewing essential



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