

Breton Drive, Ingleby Barwick



£379,995

IH INGLEBY HOMES





Built by 'Bellway' to this large, four bedroom - two ensuite design, and further enhanced by professional interior design, which has helped bring a superb family home that is packed with quality. Delivered with style in abundance, with feature panelling, bespoke cabinetry, fitted wardrobes, replaced internal doors and with a tasteful palette of colours throughout.

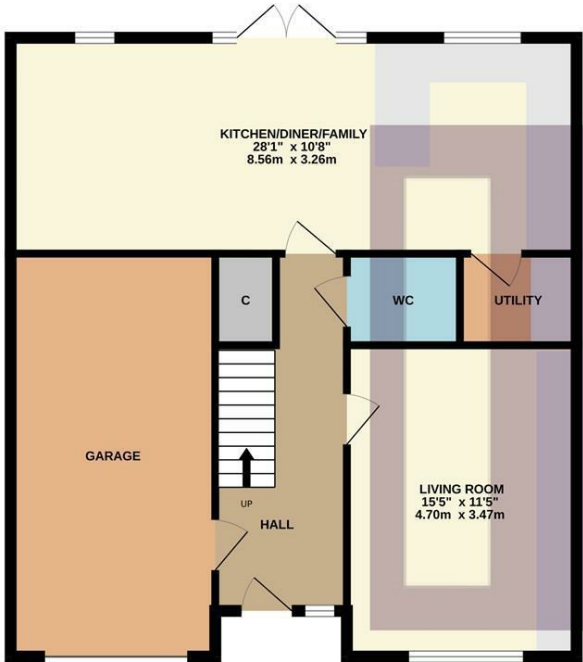
Sitting within this small cul-de-sac tucked off the main street, with a double width front drive, integral garage and surprisingly large rear garden, that is sure to prove an attractive quality.



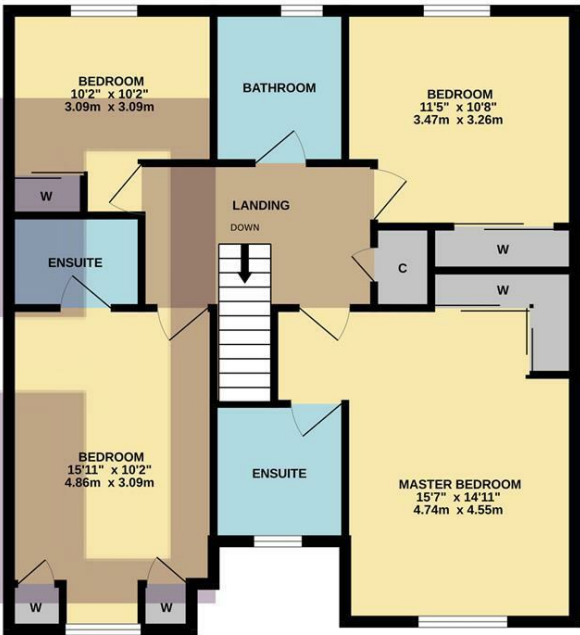
Internally, the quality is immediately obvious as you enter the welcoming entrance hall, with an inner door to the garage, cloakroom/WC off, and spacious lounge to the right. Continuing, you find the impressive open-plan kitchen/dining/family space, with a kitchen range that includes a range units and quality surfaces, and built in appliances with utility off. French doors are centred and access the rear garden. The first floor brings four great bedrooms, the superb 'Master' being worthy of special mention, with a range built-in mirror robes and smart ensuite. A further ensuite benefits bedroom two, whilst all bedrooms enjoy fitted robes. The separate family bathroom is brought to an equally good standard.

The Layout

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1672 sq.ft. (155.3 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

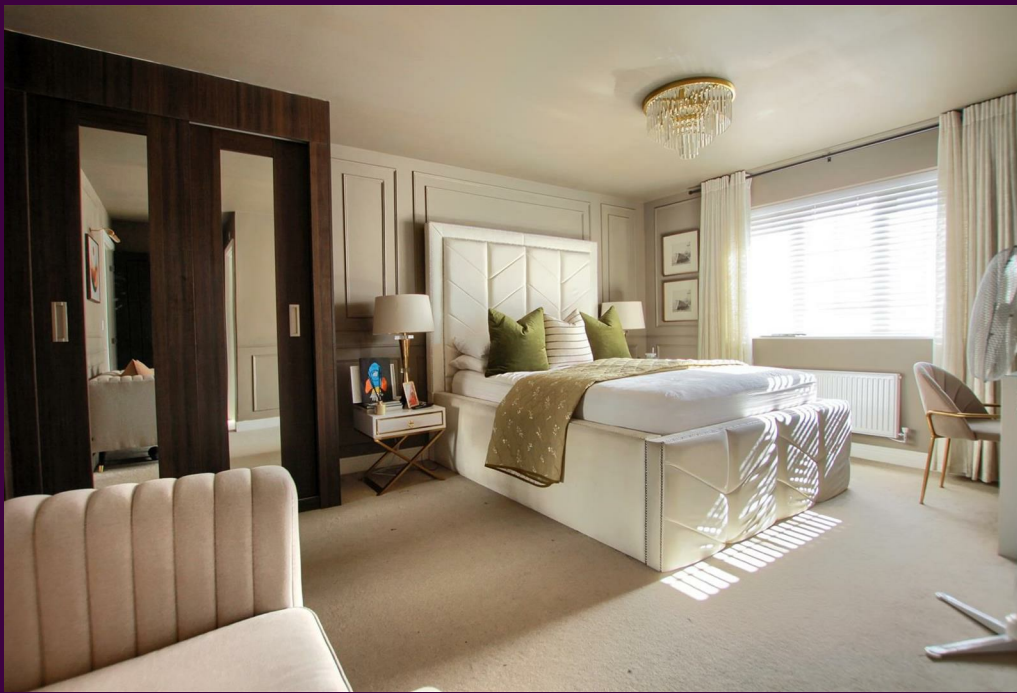
The Location



Council Tax Band: E
Tenure: Freehold



- Styled and upgraded by professional interior designer
- Spacious 'Bellway' design
- Stunning open-plan kitchen/dining/family space
- Separate independent lounge with bespoke cabinetry
- Impressive 'Master' suite with fitted robes and ensuite
- Further ensuite to bedroom two
- Large plot and enjoying cul-de-sac position



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