

Galava Walk, Ingleby Barwick

Offers Over £340,000

IH INGLEBY HOMES





Ingleby Homes are pleased to bring to market, this substantial five bedroom, delivering spacious and modern accommodation over three levels.

Situated within 'The Rings' development of Ingleby Barwick, and enjoying as lovely position, within the 'Denewood' development, fronting onto a rarely used farm road, and moments from lovey walks and greenery.

The spacious internal accommodation briefly comprises of a welcoming hallway, cloakroom/WC, full-depth kitchen/family room with utility room off, sitting room and separate rear lounge with 'French' doors to the garden on the ground floor. The first floor, brings four good sized bedrooms, one having ensuite facilities, with separate family bathroom. A very impressive and large 'Master Suite' occupies the second floor, with four-piece, ensuite bathroom - a particularly impressive feature of this design.

The beautifully landscaped garden is another quality, with stunning shaped, large patio, corner deck, and artificial lawns, with gated access to the rear drive and detached double garage. Solar panels take advantage of the southerly, sunny aspect of the rear, whilst retubing the owner with much reduced running costs.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

The Ground Floor plan shows a rectangular layout. On the left is the Kitchen/Diner (24'0" x 11'2", 7.21m x 3.42m). Moving right, there is a Hall with a staircase going 'UP' and a WC. To the right of the hall is a large Lounge (24'7" x 10'9", 4.46m x 3.25m). At the bottom right is a Family Room (10'1" x 9'4", 3.25m x 2.85m). A Utility room is located between the Kitchen/Diner and the Lounge. A back door is shown at the top of the Lounge.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.

The 1st Floor plan features a central Landing with stairs going 'UP' and 'DOWN'. To the left of the landing are two Bedrooms (14'5" x 8'4", 4.27m x 2.53m and 10'0" x 9'3", 3.04m x 2.23m). To the right are two Bedrooms (13'2" x 11'2", 4.02m x 3.40m and 10'9" x 10'2", 3.29m x 3.09m). A Bathroom is located at the bottom center. An Ensuite is attached to the top-right Bedroom. A central staircase leads 'UP' from the Landing.

2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

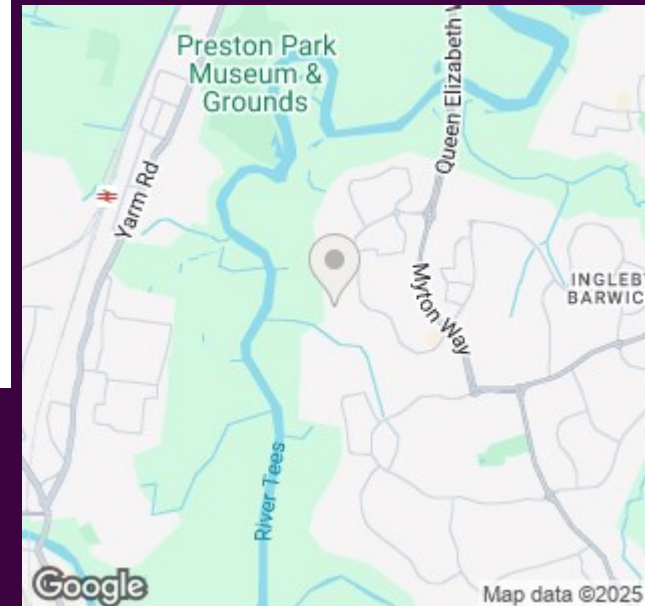
The 2nd Floor plan includes a Master Bedroom (20'6" x 17'2", 6.07m x 5.23m) with a fireplace. There is also an Ensuite. A staircase with an arrow pointing 'DOWN' leads to the 1st floor.

TOTAL FLOOR AREA : 1698 sq.ft. (157.8 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 spacious accommodation over three levels
- Stunning landscaped garden, rear drive and double garage
- Fantastic top-floor 'Master Suite'
- Further ensuite to bedroom two, and separate family bathroom
- Separate kitchen/family room, sitting room and lounge
- Envious plot, moments from greenery and river walks



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