

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.

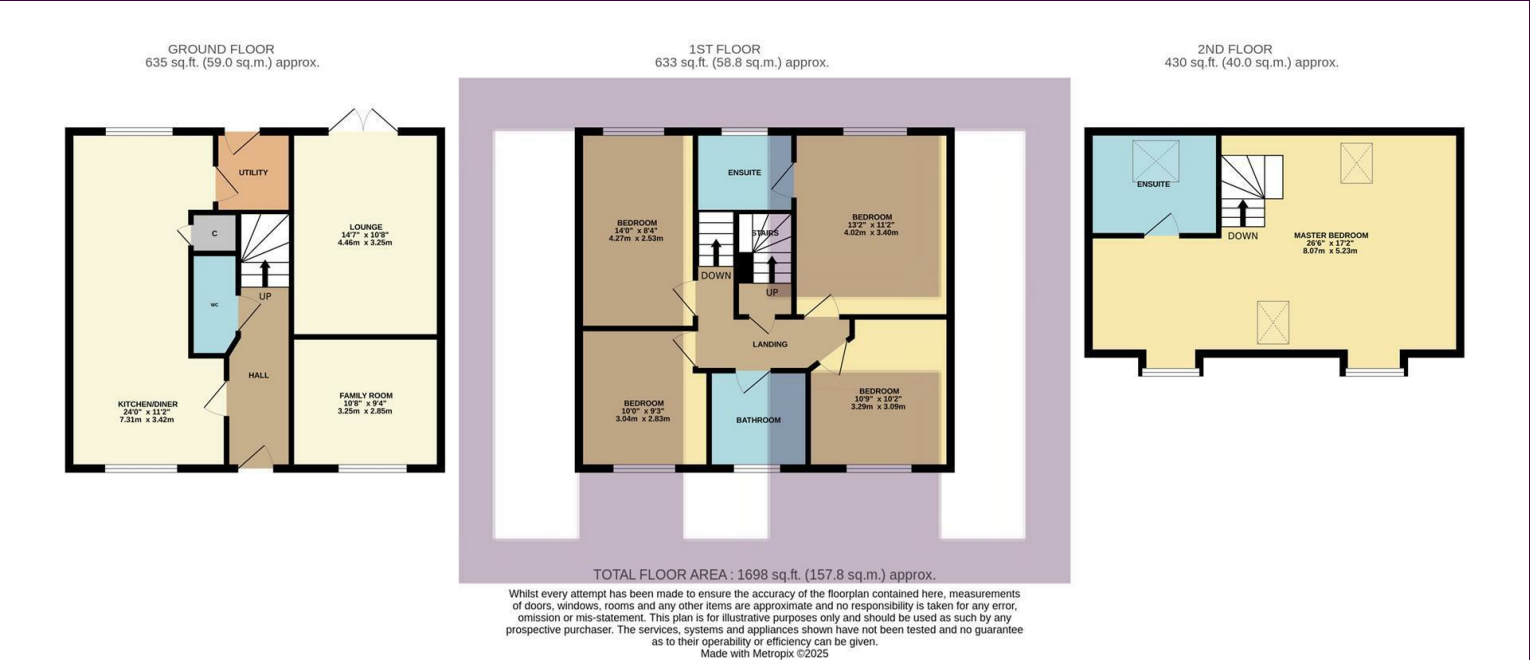
Situated within 'The Rings' development of Ingleby Barwick, and enjoying as lovely position, within the 'Denewood' development, fronting onto a rarely used farm road, and moments from lovey walks and greenery.

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.



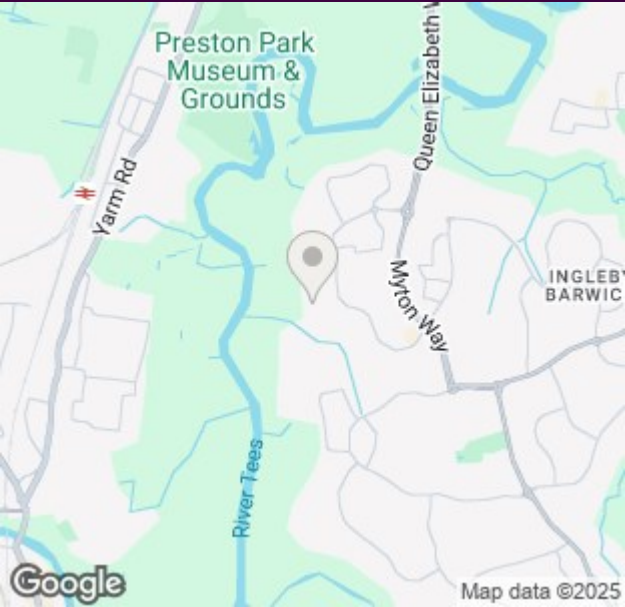
The beautifully landscaped garden is another quality, with stunning shaped, large patio, corner deck, and artificial lawns, with gated access to the rear drive and detached double garage. Solar panels take advantage of the southerly, sunny aspect of the rear, whilst retubing the owner with much reduced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

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) 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	87			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
Tenure:

F
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



www.ingleby-homes.co.uk
01642 671025

IH INGLEBY HOMES