

Lullingstone Crescent, Ingleby Barwick



£440,000

IH INGLEBY HOMES





This substantial Charles Church-built family home offers impressive and flexible living space.

The ground floor includes a separate, spacious lounge, family room, dining room, and a large kitchen/diner — all set within the sought-after Rings development, backing onto the golf course.

The enclosed rear garden is a standout feature, notably generous and private, with a mature tree-lined boundary that shelters the space from the golf course beyond. The attractive frontage is hedge-lined and features a lawn, alongside a block-paved driveway leading to the integral double garage, which is currently configured as a home gym. Another highlight of this handsome property is the fantastic master suite, boasting an expansive main bedroom, a fitted dressing room, and a fully appointed ensuite bathroom.



The accommodation briefly comprises a welcoming entrance hall, a bay-fronted lounge, a family room currently used as a home entertainment/cinema room, a dining/sitting room, and a large kitchen/diner with an adjoining utility room on the ground floor. Upstairs, there are four generously sized bedrooms, including the aforementioned master suite, a second large bedroom with its own ensuite, and a separate family bathroom. Offered with no forward chain, early viewing is highly recommended.

GROUND FLOOR

1ST FLOOR

GROUND FLOOR ROOMS:

- DINING ROOM/CINEMA: 13'5" x 10'9" (4.06m x 3.28m)
- FAMILY ROOM: 10'11" x 8'9" (3.34m x 2.66m)
- KITCHEN/DINER: 18'7" x 14'11" (5.66m x 4.54m)
- UTILITY ROOM
- LOUNGE: 21'0" x 10'9" (6.40m x 3.28m)
- WC
- HALLWAY
- DOUBLE GARAGE

1ST FLOOR ROOMS:

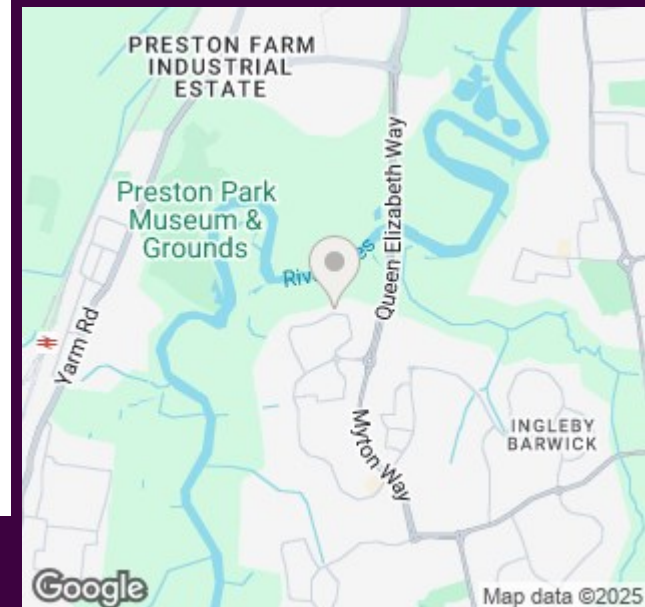
- BEDROOM: 11'8" x 8'9" (3.56m x 2.66m)
- BEDROOM: 12'4" x 11'8" (3.76m x 3.56m)
- BEDROOM: 14'4" x 13'9" (4.36m x 4.18m)
- BATHROOM
- LANDING
- DRESSING ROOM
- ENSUITE
- MASTER BEDROOM: 18'10" x 16'6" (5.74m x 5.02m)
- ENSUITE

DISCLAIMER:

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



- Substantial Charles Church-built family home
- Generous plot with a large, private rear garden backing onto the golf course
- Impressive master suite featuring an expansive bedroom, dressing room, and ensuite
- Versatile living spaces including lounge, family room, dining room, and spacious kitchen/diner
- Block-paved driveway and integral double garage
- Offered with no forward chain



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