

Bramfield Way, Ingleby Barwick



Asking Price £375,000

**IH** INGLEBY HOMES









Boasting a fabulous position on the edge of Ingleby Barwick, looking toward greenery and woods, with immediate access to lovely walks and open areas, ideal for those with younger children - this impressive family property certainly merits a closer look.

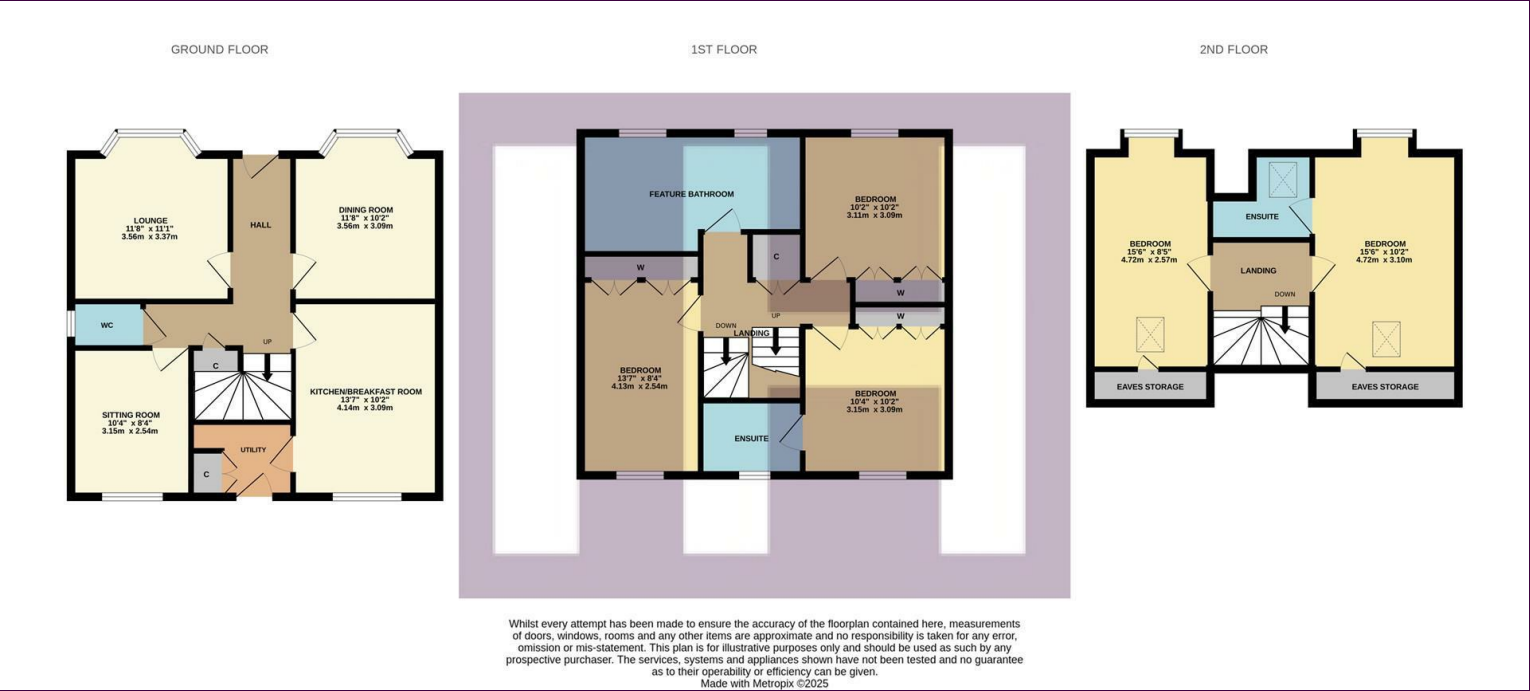
Delivering spacious accommodation over three impressive levels, this five double bedroom (formerly six bedroom) home brings flexible accommodation that can be adapted to suit a range of new owners. The previous sixth bedroom has been opened into the family bathroom to create a large feature bathroom and along with the superb refitted kitchen, is a feature worthy of special mention.



Briefly, the accommodation now comprises an entrance hall, cloakroom/WC, bay-fronted lounge, bay-fronted dining room, snug/sitting room, superb refitted kitchen/breakfast room and useful utility to the ground floor. The feature bathroom and three of the bedrooms are found to the first floor, all enjoying fitted robes, and one being ensuite. Another two further double bedrooms occupy the second floor, and one with an additional ensuite - both allowing access to eves storage.

A double garage sits proudly ahead, approached by a large drive which provides ample off-road parking. Both the front and rear gardens are attractive and established, the rear being fully fence enclosed and boasting a sunny, southerly aspect.

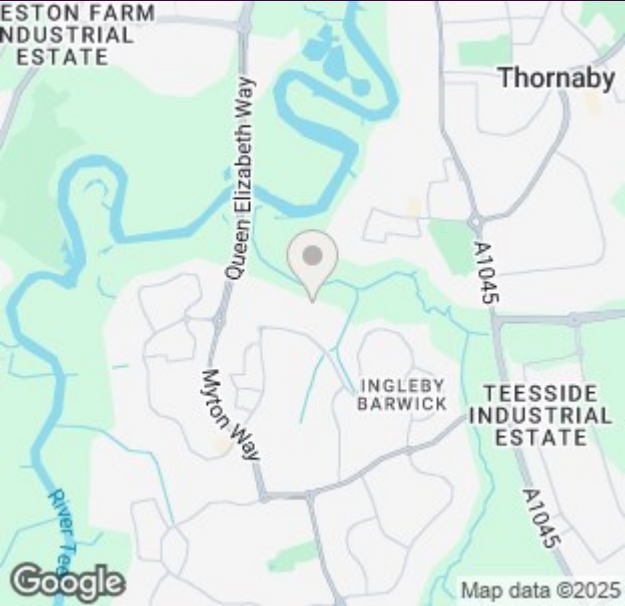
# The Layout



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |    |             |           |
|---------------------------------------------|---------|------------------------------------------------|----|-------------|-----------|
|                                             | Current | Potential                                      |    | Current     | Potential |
| Very energy efficient - lower running costs |         |                                                |    |             |           |
| (92 plus) A                                 |         |                                                | 69 | (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 |         |                                                |    |             |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |    |             |           |
|                                             |         |                                                |    |             |           |

|                                                                 |  |                         |  |             |  |
|-----------------------------------------------------------------|--|-------------------------|--|-------------|--|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |  |             |  |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |  |             |  |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |             |  |
|                                                                 |  |                         |  |             |  |

# The Location



Council Tax Band:  
Tenure:

F  
Freehold





- Spacious accommodation delivered over three levels
- Five double bedrooms (formerly six bedroom)
- Superb position looking toward woods and greenery
- Detached double garage, generous drive and attractive gardens
- Feature family bathroom
- Flexible accommodation
- Impressive refitted kitchen





[www.ingleby-homes.co.uk](http://www.ingleby-homes.co.uk)  
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