

Brantingham Drive, Ingleby Barwick



£595,000

IH INGLEBY HOMES





Boasting approximately 2500sqft of impressive living space, and delivering four separate living spaces, this large, executive family home is built to the outstanding 'Wessex II' design by 'Charles Church' - amongst the largest styles available.

The stunning lobby is a particular feature, proving a fabulous entrance, whilst the originally smaller reception rooms has been enlarged, and significantly enhanced with an open-plan rear conservatory addition, making this space much more useable, whilst making the most of the attractive rear gardens.

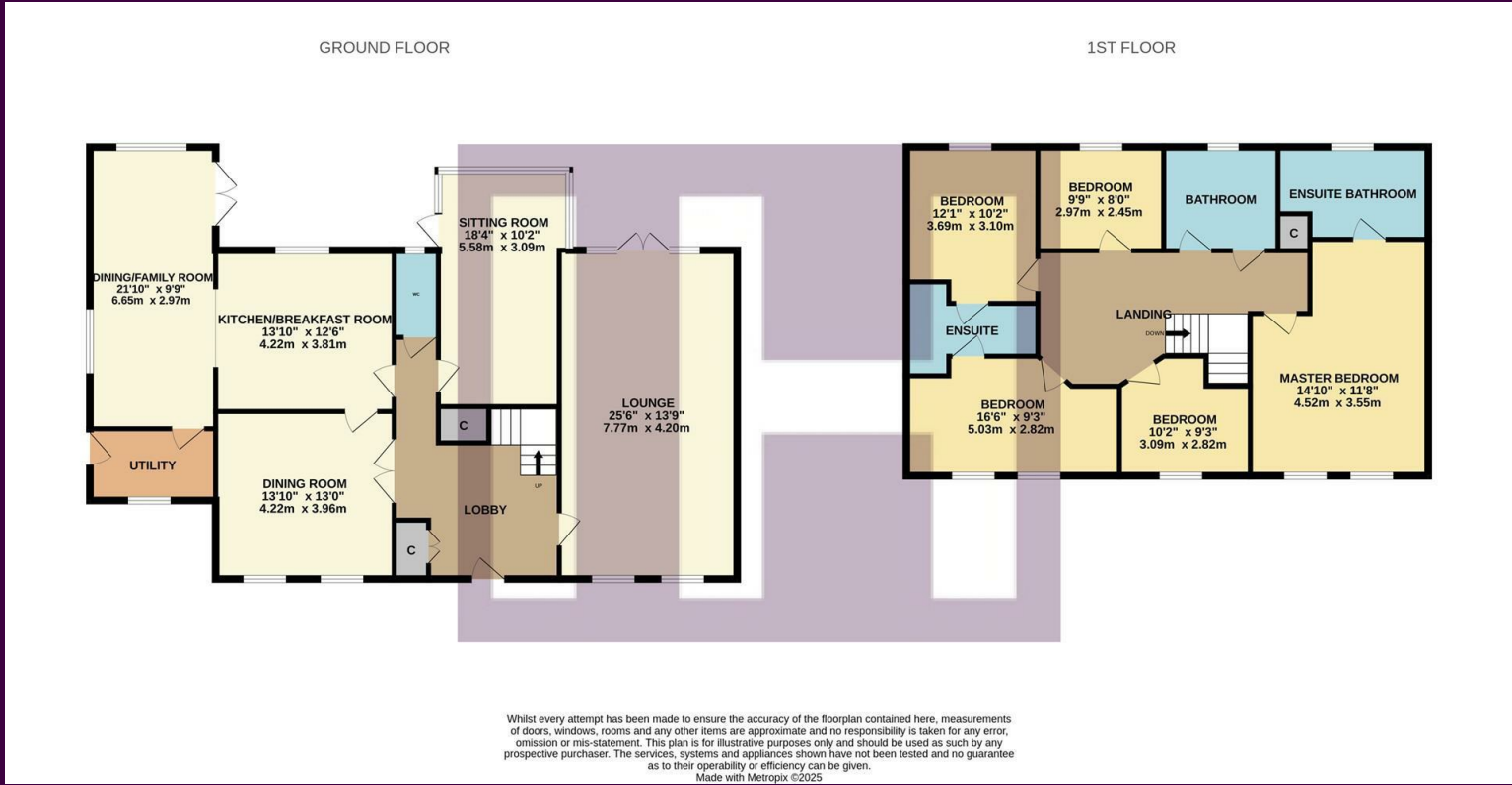
The ground floor also provides a very large, full-depth lounge with feature fire place, cloakroom/WC, separate spacious dining/family room, adjoining modern fitted kitchen - open plan to a further 21ft plus flexible living space with utility off to the front elevation.

The equally impressive first floor brings five great bedrooms, the superb 'Master' is especially generous, incorporating a dressing area, with 'full bathroom' ensuite off. A further 'Jack & Jill' ensuite benefits bedrooms two and three, whilst the separate, modern family bathroom boasts a full four-piece suite.

The front garden is hedge-lined proving a natural barrier to the street, with path to the impressive central entrance, with the detached double garage standing proudly at the side, with block paved drive ahead. Complimented by the lovely rear garden, being generous and established. Being laid mainly to lawn, with various patio/seating areas, timber summer house/shed, greenery and foliage.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
	78	80			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
Tenure:

F
Freehold



- Charles Church 'Wessex II' design delivering around 2500sqft of living space
- Expansive and enhanced ground floor with multiple living areas
- Favoured 'Rings' location synonymous with quality
- Detached double garage, block paved drive and generous rear garden
- Five bedrooms, three benefitting from ensuite bathrooms
- Amongst the largest of the designs available



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