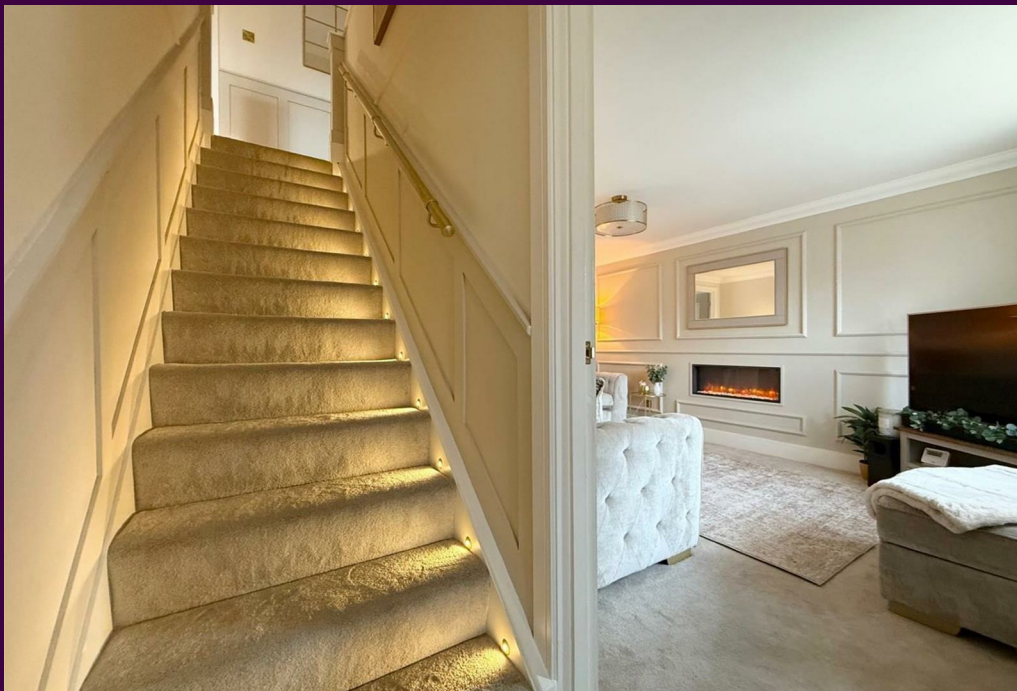


Rainham Close, Ingleby Barwick



£299,995

IH INGLEBY HOMES





An outstanding family home!

Having undergone significant updating, refurbishment and remodelling, this four bedroom property delivers stunning accommodation that is stylish throughout, and delivered to an incredible standard - internal inspection is certainly necessary to fully appreciate it.

The superb refitted kitchen, coordinated utility, stylish refitted bathrooms, replaced internal doors and woodwork, fitted robes to each bedroom, replaced upvc double glazing and front door, and games/cinema room provided by way of a majority garage conversion, are all features worthy of special mention.

A block paved front drive adds kerb-appeal and allows ample off-road parking, whilst the rear garden is attractive, and enjoys a fairly private south-westerly outlook.

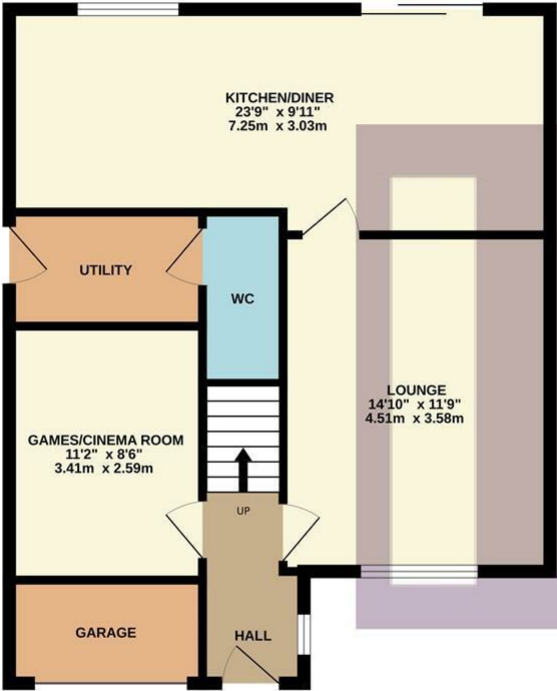
Internally, the accommodation briefly comprises an entrance hall, impressive lounge with feature panelled wall and fire, superb open-plan kitchen/diner with a stylish refitted kitchen boasting integrated appliances and quartz surfaces, and refitted cloakroom/WC which is fully tiled with entry activated lighting. The cinema/games room is access from the entrance hall, provided by way of a majority garage conversion, with space left to the front that provides storage.

The first floor brings four good bedrooms, all with built in robes, 'Master' with a fantastic refitted and remodelled ensuite, bedroom four with a range of quality fitted robes and dresser - currently optimised as a dressing room. The separate family bathroom is delivered to a level of which, by now, you will be expecting. Ingleby Homes recommended.

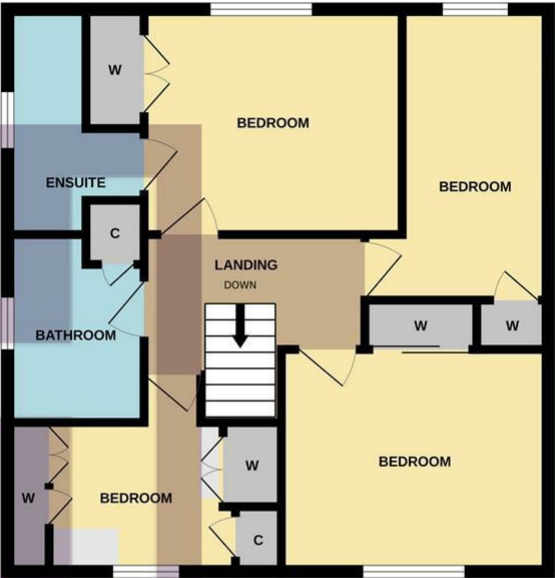


The Layout

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- An outstanding example of its kind, viewing strongly advised.
- Significantly updated, refurbished and improved - all very recently
- Stylish refitted kitchen and bathrooms
- South-westerly and private rear garden, block paved frontage
- Favoured Ingleby Barwick location, ideal for schooling and amenities
- Fitted robes to all four bedrooms



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