

Alfriston Close, Ingleby Barwick



Asking Price £245,000

IH INGLEBY HOMES





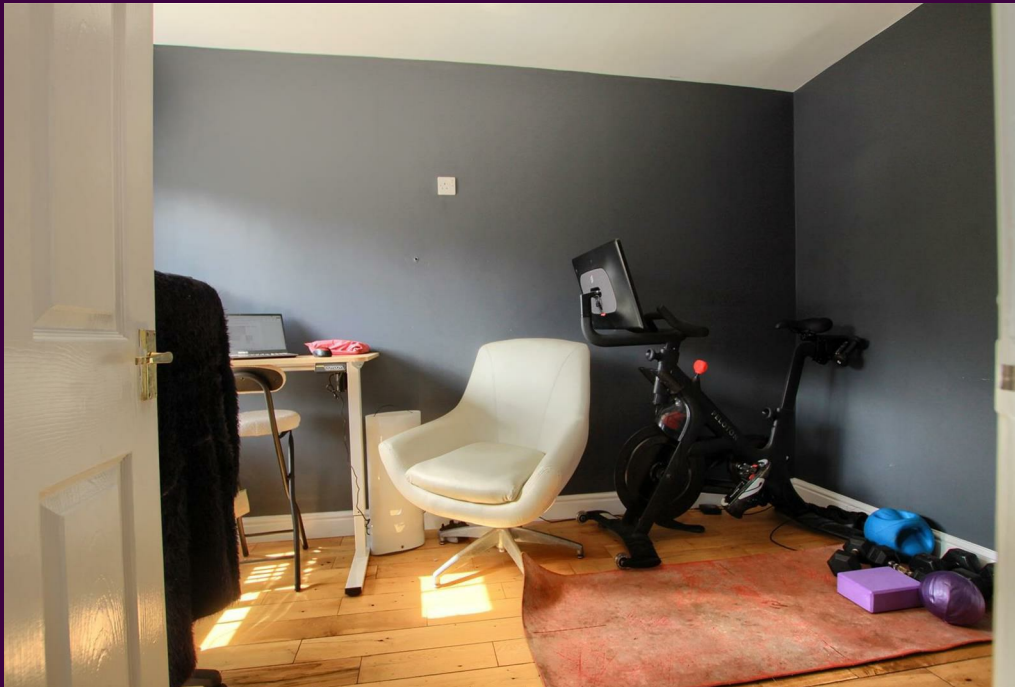
OPEN TO SENSIBLE OFFERS

This spacious, four bedroom property has been remodelled, whilst boasting a professional garage conversion that delivers an additional ground floor room, currently optimised as a study.

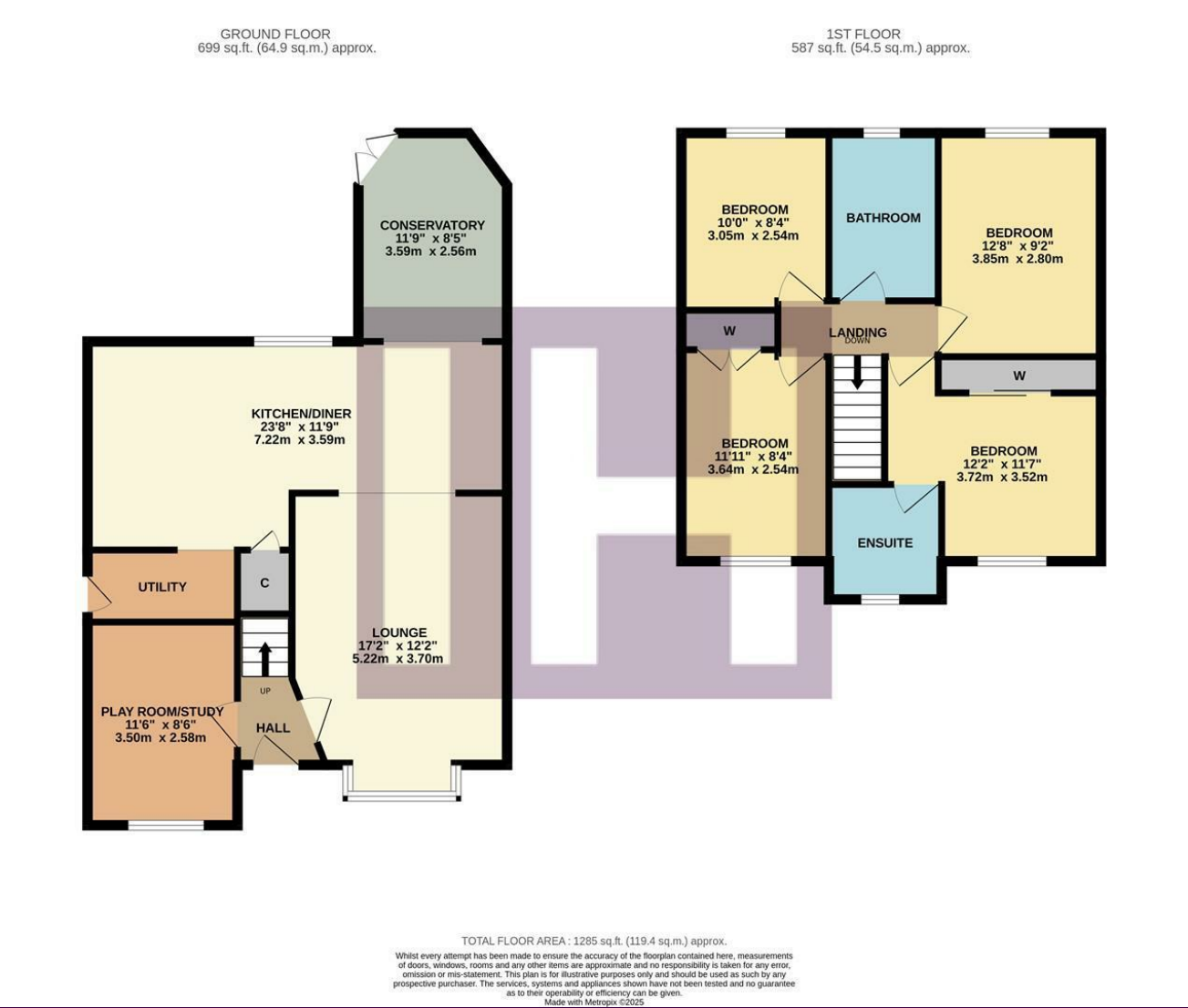
Part of the conversion has allowed the kitchen to be enlarged with an additional utility. The kitchen is refitted and open plan to the impressive dining room/lounge and rear garden room, bringing a modern, contemporary space.

The first floor brings four good bedrooms, the 'Master' enjoying a modern refitted ensuite, whilst fitted robes are present in bedroom two. The separate family bathroom is another great feature, modern and refitted and now providing a separate shower closet.

Situated in the favoured 'Beckfields' area of Ingleby Barwick, the property offers an attractive front garden, with artificial lawn and flowers, whilst a drive runs along side providing off-road parking. The rear garden is generous and fully fence enclosed, with an extensive timber deck, lawn and established green borders with a variety of shrubs 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			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- viewing essential , Open to Sensible offers
- Professional garage conversion delivering an additional study and utility room
- Superb open-plan lounge/kitchen/diner and garden room
- Modern refitted family bathroom
- Attractive front and rear gardens
- Favoured 'Beckfields' location



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