

Bourne Morton Drive, Ingleby Barwick



£350,000

IH INGLEBY HOMES





Something Special.

Having undergone substantial upgrades and extensions, with no expense spared - the current owner has transformed this four bedroom property into something very special. The details and photography can only give you taste of the quality within the impressive accommodation on offer, whilst a detailed breakdown of the features and specification can be made available upon request.

A large, expertly executed, rear extension has enhanced the ground floor living space, helping to create a stunning, open-plan kitchen/diner/family space with large roof lantern and 4m fully opening bifold doors to the fabulous, modern landscaped garden. Boasting a refitted quality 'Wren' kitchen range, with double ovens, integrated appliances, stylish LED lighting, hot water filter tap, and much more. The rear family/dining space enjoys a modern media wall with inset electric fire, all being brought together with large floor tiles, underfloor heating and air conditioning (with a further AC unit in bedroom three).

The accommodation now comprises an entrance hall, study provided by way of a professional garage conversion with built-in cupboard/shelving, lounge with 'pocket doors', utility, and stylish refitted cloakroom/WC to the ground floor.

The first floor delivers four bedrooms, 'Master' with remodelled and refitted ensuite, bedroom two with a bespoke desk/gaming station, bedroom three with with AC unit, and bedroom four with a range of fitted robes/dressing table.

To the front, a re-laid block-paved drive allows ample parking, with smart EV charger and as with the rear, is covered by permitter CCTV. The southerly landscaped rear garden is modern and contemporary, with various patios, planters, and gazebo. A full length timber shed sits perfectly to the side elevation.

The new owner will benefit from reduced running costs thanks to the 5kW Solar PV system with 10kW battery, and an efficient heat Pump warms the home, helping to satisfy the property's 'A' EPC rating.



The Layout



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		Current	Potential	Environmental Impact (CO ₂) Rating		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		92	92	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC 				England & Wales EU Directive 2002/91/EC 			

The Location



Council Tax Band:
Tenure:

D
Freehold



- Something special, early viewing absolutely essential
- Significantly upgraded, extended and packed with quality
- Stunning open-plan kitchen/dining/family space
- Quality Wren kitchen with appliances and additional features
- Stylish refitted bathrooms
- Superb landscaped garden, re-laid block paved drive
- 5kW Solar PV system, heat pump, air conditioning, under floor heating
- Ingleby Homes recommended
- A rated Energy Performance Certificate



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