



8 Melford Grove

Beckfields, Ingleby Barwick, TS17 0YF

Offers in the region of £400,000



With Sensible Offers Invited, A Fantastic Opportunity Has Arisen To Purchase This Unique Family Home Benefiting From Extensions. Nestled In A Popular Cul-De-Sac Location & Offers An Impressive & Versatile Living Space Of Approximately 2,000 sq. ft. Featuring A Stylish Open Plan Kitchen And Living Space, Four Double Bedrooms; Including Sumptuous Master Bedroom With Luxury En-Suite. This Property Is An Epitome Of Elegance And Contemporary Sophistication. The Property Also Benefits From A Generously Sized South Facing Garden, Providing Ample Space For Outdoor Activities And Relaxation In Private Surroundings. Off-Street Parking And A Double Integral Garage Further Enhance The Convenience And Practicality Of This Home.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:

Located In The Beckfields Area Of Ingleby Barwick, Off Barwick Way & Felbrigg Lane. With Many Surrounding Amenities Including;

- Barley Fields Primary School - 10 Minute Walk
- St Therèse of Lisieux R C Primary School - 8 Minute Walk
- Myton House Farm - 10 Minute Walk
- Tesco Superstore - 2 Minute Drive

Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Hallway

Composite Entrance Door, Storage Cupboard, uPVC Double Glazed Windows, Radiator, Leads To Kitchen, Lounge & Staircase To First Floor.

Lounge

Feature Fireplace, Radiator.

Kitchen

Fitted With A Range Of Modern Base, Wall & Drawer Units, Work Surfaces Incorporating Sink & Half Sink With Mixer Tap, Induction Hob With Overhead Extractor Fan, Tiled Splashback, Built In Ovens x2, Integrated Appliances, Storage Cupboards x2, Space For Appliances, Space For Dining Table & Chairs, Radiators, Skylights x2, uPVC Double Glazed Windows & French Doors To The Rear.

Dining Room

uPVC Double Glazed Windows, Radiator.

Family Room

uPVC Double Glazed Window, Radiator, Opening & Door Leading To The Utility Room.

Utility Room

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Tap, Space For Washing Machine & Fridge Freezer.

Ground Floor W/C

Fitted With A White Hand Wash Basin, White W/C, Radiator, Access To Garage.

First Floor Landing

Open Spindle Balustrade, Storage Cupboards, Radiator, uPVC Double Glazed Windows, Access To Bedrooms & Bathroom.

Master Bedroom

Fitted Wardrobes, Radiator, Feature Privacy Stained Glass Windows.

En-Suite Bathroom

Fitted With A White Four Piece Suite Comprising; Hand Wash Basin, Bath, Shower, W/C, Radiator, uPVC Double Glazed Windows.

Bedroom Two

Fitted Wardrobes, Radiator, uPVC Double Glazed Window.

Bedroom Three

Fitted Wardrobes, Radiator, uPVC Double Glazed Window.

Bedroom Four

uPVC Double Glazed Windows, Radiator.

Family Bathroom

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, Radiator, uPVC Double Glazed Window.

Loft Space x2

Part Boarded For Further Storage.

Integral Garage:

Remote Controlled Electric Roller Door, Power Supply, Door Providing Access To The Property.

Energy Efficiency Rating: TBC

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Estimate - £1,901

Disclaimer

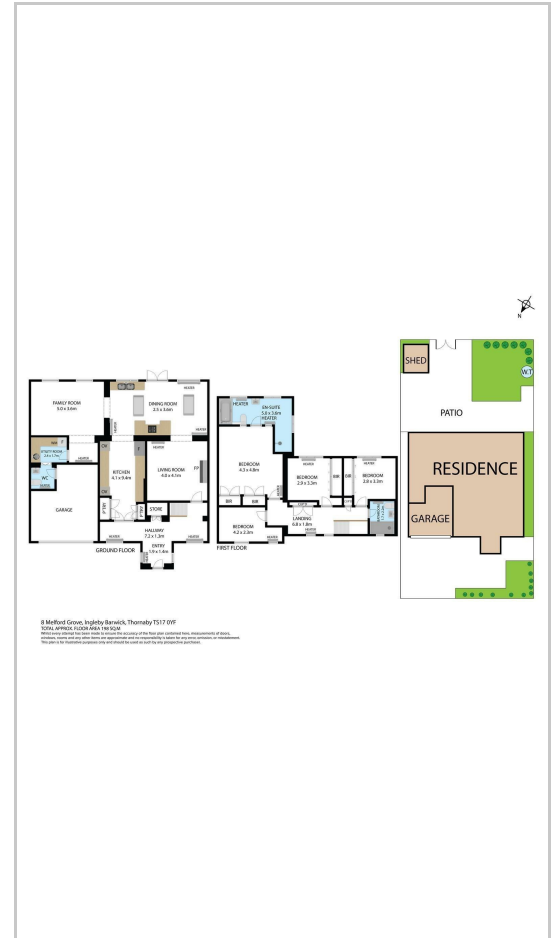
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

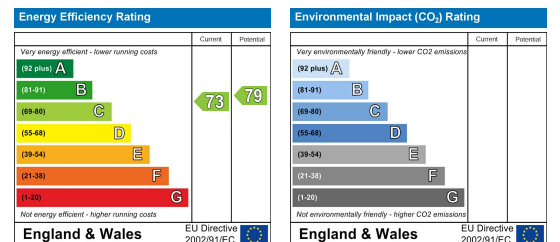
Area Map



Floor Plans



Energy Efficiency Graph



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