

Sessay Grange, Grey  
Towers



£585,000





Sessay Grange is an executive development of only 28 homes, located in this highly sought-after area of Nunthorpe. Built to the exquisite 'Leonardo Grand' design by 'Robertson Homes' a name synonymous with quality, something that this superb home delivers aplenty. A stylish five bedroom residence which offers over 2300sqft of flexible and incredibly well-appointed living space, brought over three stunning levels.

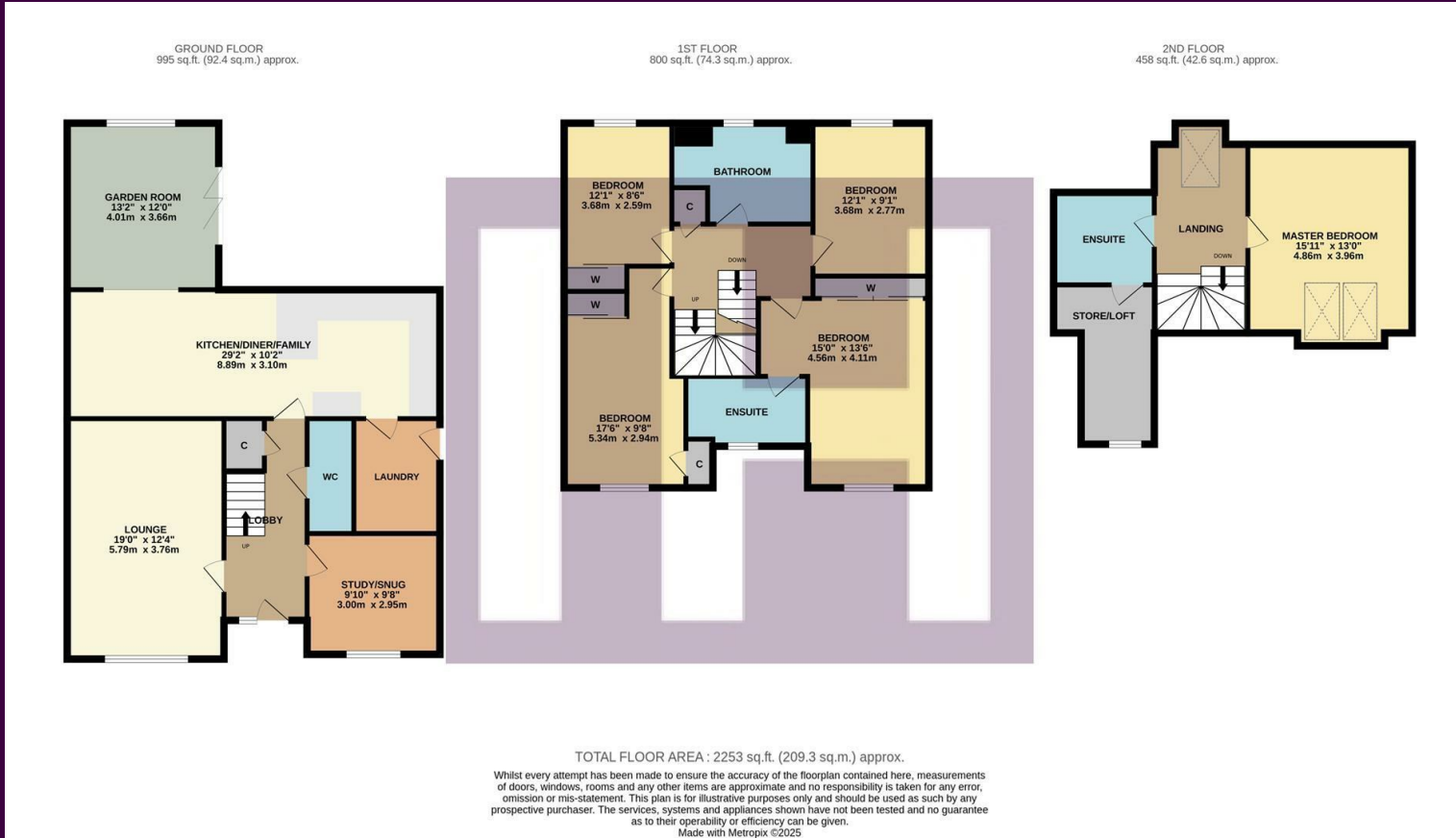
Internally, on the ground floor you arrive into a welcoming entrance lobby, immediately realising the quality of the accommodation. The expansive ground floor brings a large lounge with feature windows which is off to the left, with a spacious study/snug on your right. Passing the cloakroom/WC you find the impressive 29ft plus open-plan kitchen/dining/family space - with a designer fitted kitchen, sleek surfaces and integrated appliances, generous laundry/mud room off. The rear garden is open-plan to the dining end, which takes advantage of the attractive, southerly garden, with its vaulted ceiling, 'cathedral' style picture window and bi-fold doors accessing the patio.



The first floor brings four generous bedrooms, three with fitted robes, and one being ensuite, giving an owner the choice of principal suites. You also find the family bathroom, boasting a four-piece suite. You are met on the second floor by a spacious landing which sits under large ceiling windows, the perfect reading retreat, with a spacious double bedroom and ensuite either side. A really useful storage space can be accessed via the ensuite, which could present a number of uses to suit a new owner - a whole floor that could be optimised as a 'Master' level.

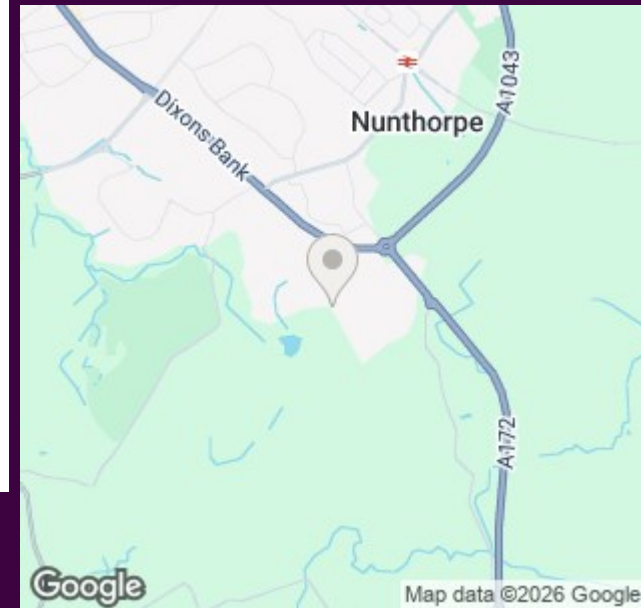
A particularly large block-paved drive runs alongside, allowing offroad parking for numerous vehicles, and approaching the detached double garage with its already upgraded electric door. The front gardens are lawned, and well-tended, as is the large rear, which enjoys a southerly aspect, and choice of large patio areas.

# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) 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					
	86	91			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band:  
Tenure:

G  
Freehold



- Sessay Grange, an executive development of only 29 homes
- Built by 'Robertson Homes' to the exquisite 'Leonardo Grand' design
- Delivering over 2300sqft of stunning accommodation over three levels
- Superb open-plan kitchen/dining/family space
- Generous lounge and feature garden room
- Extensive drive, double garage and large southerly garden
- Viewing essential



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