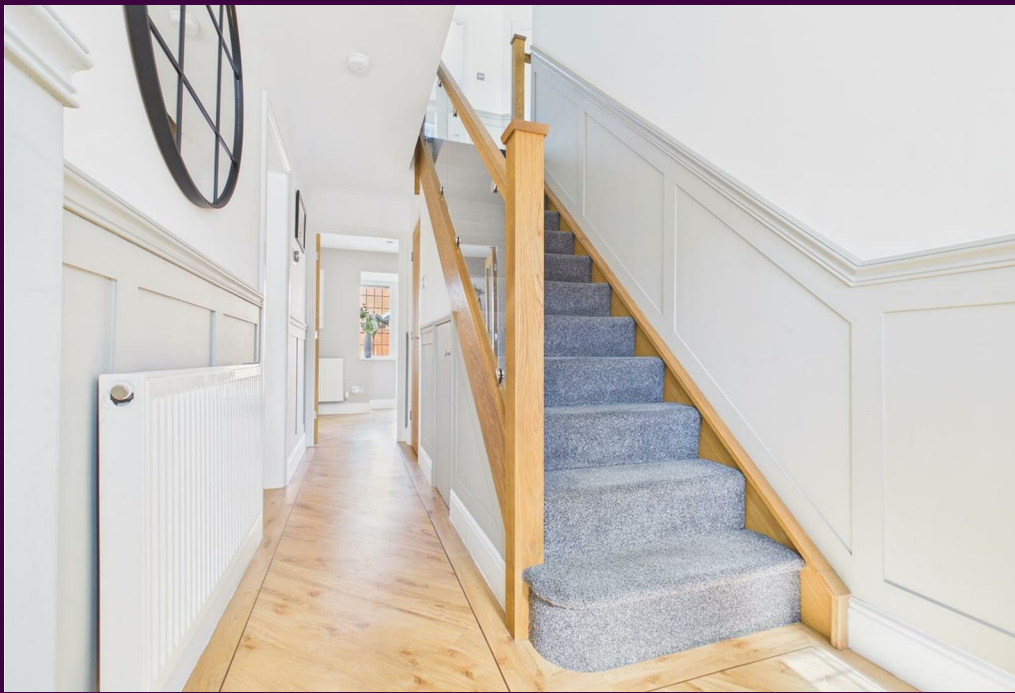


Nevern Crescent, Ingleby Barwick



£415,000

**IH** INGLEBY HOMES





This outstanding property delivers impressively generous accommodation, which in this case has seen significant improvement and upgrading, early inspection is certainly advised.

You arrive into a welcoming entrance hall noticing the stunning glass & oak replaced stairs, the LVT flooring, tasteful panelling, and replaced oak internal doors, an indication of the quality to come. The ground floor then brings a cloakroom/WC, spacious independent lounge, the stunning rear open-plan kitchen/dining/family space, with utility off and further utility/laundry provided by way of a partial, inner garage conversion.



The first floor provides four terrific bedrooms, all comfortable doubles, whilst the especially generous 'Master' boasts a dressing area with fitted mirror robes and ensuite, a further ensuite benefitting bedroom two, separate family bathroom.

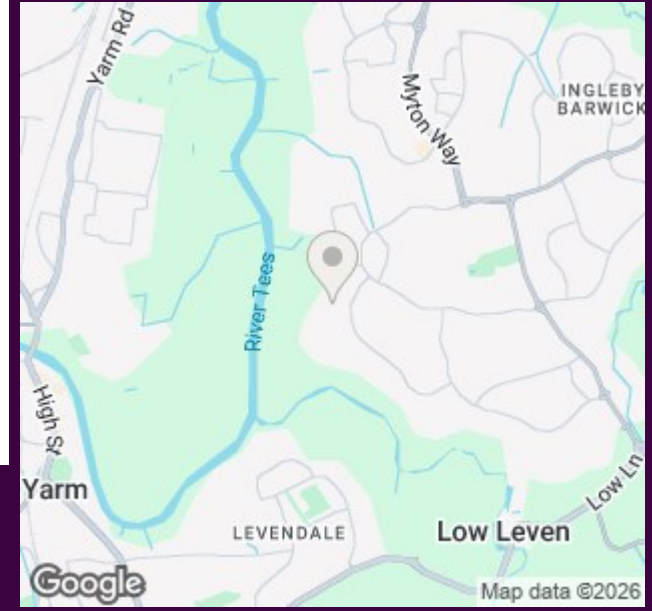
The extended block-paved frontage allows off-road parking for several vehicles and approaches the double garage, complimented by the sizeable rear garden which enjoys an extensive re-laid patio, well-tended lawn, and further deck with gazebo. A timber shed sits around side making excellent use of the enviable plot.

# The Layout

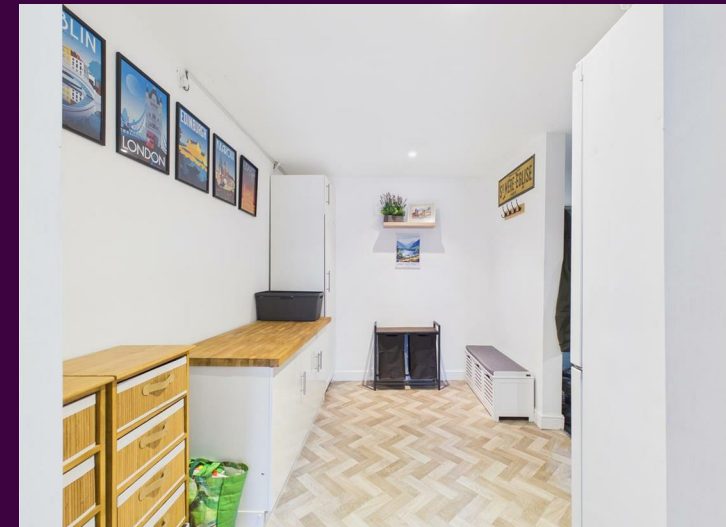


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
69	73		
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

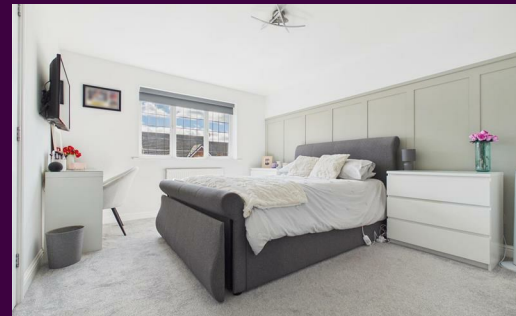
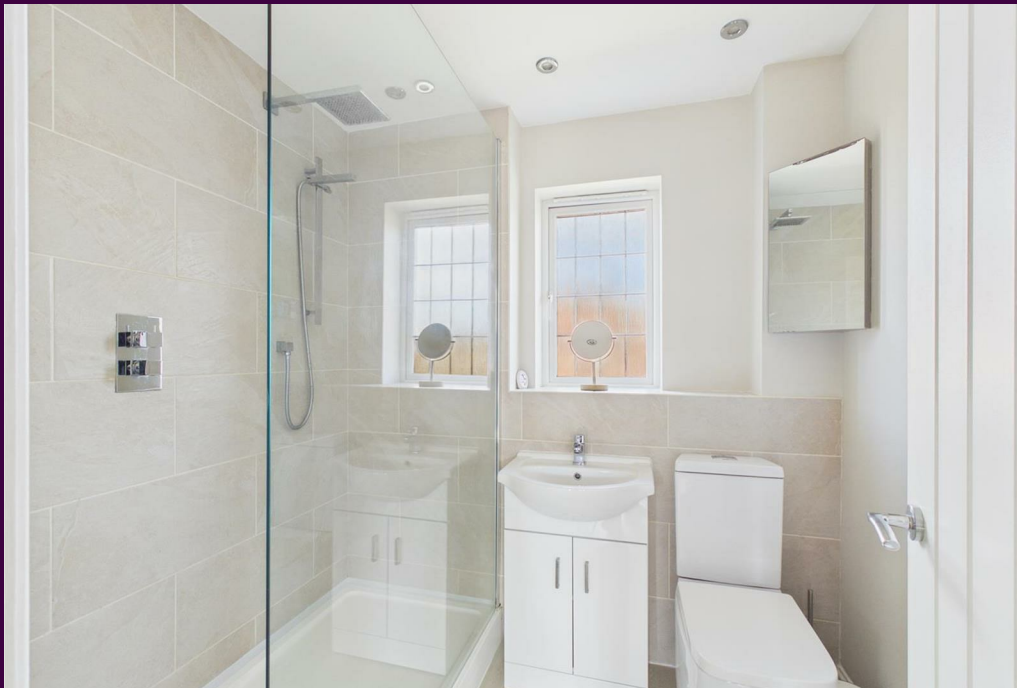
# The Location



Council Tax Band: E  
Tenure: Freehold



- An outstanding, executive four bedroom property
- Enviable corner position within favoured location
- Extended block paved drive and generous rear garden
- Much improved and impressive throughout
- Superb 29ft plus kitchen/dining/family space
- Two ensuite and separate modern family bathroom
- Feature 'Glass & Oak' stairs



[www.ingleby-homes.co.uk](http://www.ingleby-homes.co.uk)  
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