

Lullingstone Crescent, Ingleby Barwick



£485,000

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This impressive, and recently much improved, and refurbished, especially large property is an outstanding example of its kind, offering expansive accommodation, all delivered with an abundance of quality!

Boasting a lovely corner position within this sought-after 'Rings' location which enjoys a lovely front outlook toward 'Condercum Green', whilst boasting a sunny, southerly enclosed rear garden, generous lawned front gardens, extended parking and double garage.

Rear solar panels are an added benefit, tied into a feed-in tariff from which the current owners receive circa £1250 p/a as a cash refund, whilst also reducing the day to day running costs.

Internally the property is finished to a particularly high standard, with the 'Nolte' fitted kitchen and stylish bathrooms boasting natural stone tiling, superb feature media wall and fitted robes being stand out features.

Very briefly, the accommodation comprises a large entrance hall with 'Karndean' flooring that flows through most of the ground floor, generous lounge, additional sitting room with bespoke built cabinets, cloakroom/WC, and an outstanding, open plan 30ft plus remodelled kitchen/dining/living space spanning the rear, with a 'Nolte' fitted kitchen, island and quartz tops, with utility off on the ground floor.

The first floor brings five bedrooms, one being the impressive 'Master' with stylish ensuite and bespoke fitted mirror robes, whilst three others deliver 'Hammonds' robes, one optimised as a dressing room, separate quality family bathroom. Two more especially large bedrooms are delivered to the second floor, one enjoyed as a cinema room, with inter-linking 'Jack & Jill' ensuite. This really is a fantastic property, internal inspection is strongly advised.



The Layout



Energy Efficiency Rating

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		

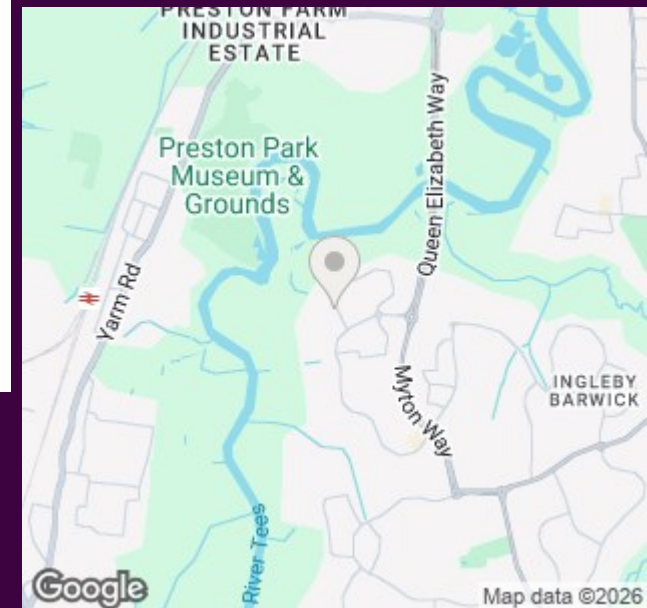
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The Location



Council Tax Band:
Tenure:

F
Freehold



- Impressive, large double fronted, three level property
- Significantly improved and certainly worthy of inspection
- Expansive and flexible living accommodation
- Seven bedrooms, six doubles, four with quality fitted robes and three ensuite
- Stunning 30ft remodelled kitchen/dining/living space
- Southerly rear garden, solar panels, pleasant outlook over Condercum Green
- Extended parking and double garage, EV charging point



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