

Cades Grove, Ingleby Barwick



Asking Price £209,950

**IH** INGLEBY HOMES







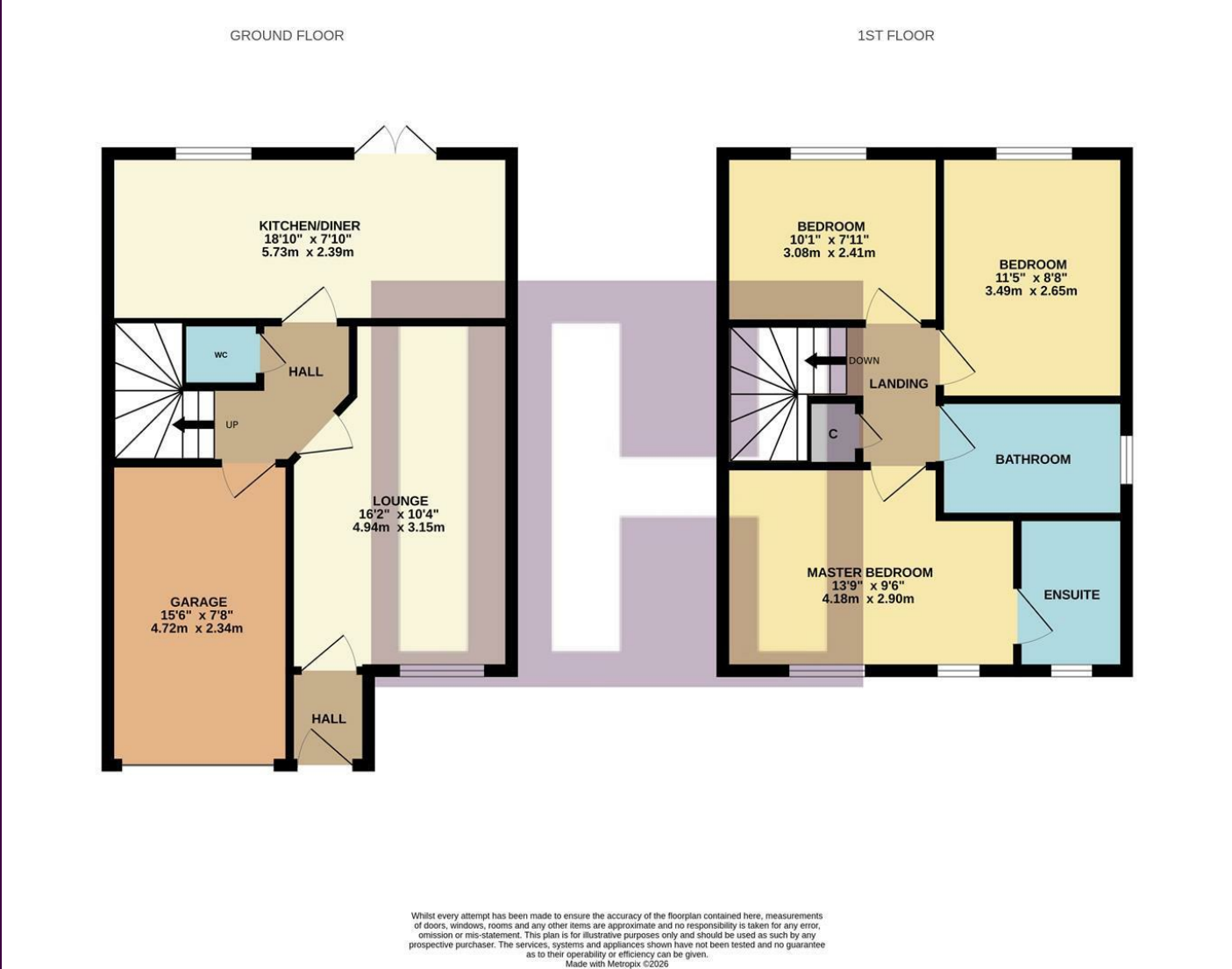
Built to this popular 'Persimmon' style that delivers deceptively generous space, and appealing to a wide variety of buyers, early inspection is suggested when it comes to this attractive home.

Located within this very popular 'Rings' area of Ingleby Barwick, with excellent local amenities, and highly regarded schooling, whilst enjoying a double-width front drive, integral garage, front garden, and enclosed rear garden.



Internally, the ground floor delivers an entrance hall, spacious lounge, inner hall with internal garage access, cloakroom/WC, and impressive open-plan kitchen/diner. The first floor is occupied by three great bedrooms, the generous 'Master' with modern ensuite, separate family bathroom.

# The Layout



| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
|                                             |  |  |                                                                 |  |  |
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (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 |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

# The Location



Council Tax Band: D  
Tenure: Freehold





- Deceptively spacious, three bedroom detached property
- Situated within the favoured 'Rings' development of Ingleby Barwick
- Front and rear gardens, drive and garage
- Attractive open-plan kitchen/diner, separate lounge
- Three good bedrooms, generous 'Master' with ensuite
- Early viewing advised