

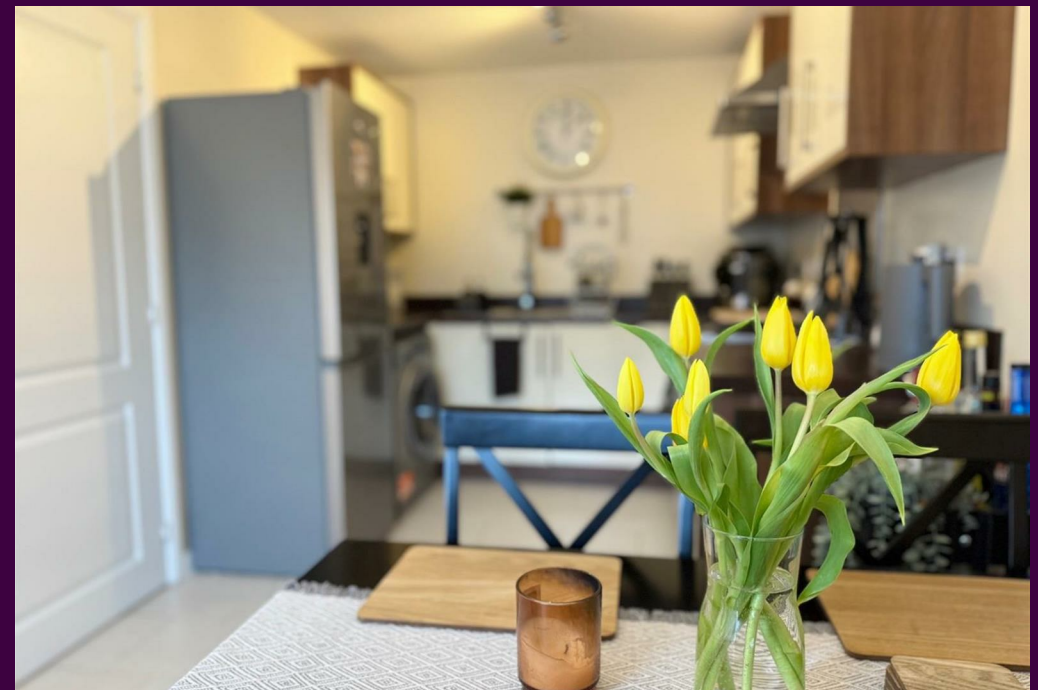
Thorntree Road, Thornaby



£179,995

**IH** INGLEBY HOMES







This handsome property is especially generous and not to be confused with some smaller styles locally. Delivering superb accommodation over three terrific levels, and brining plenty of quality, whilst being presented to a fantastic standard and attractive throughout.

The stunning top-floor 'Master' suite is a feature worthy of special mention, with a vaulted ceiling further enhancing the large space, two Velux windows, a range of fitted robes/dressing area and ensuite shower room.

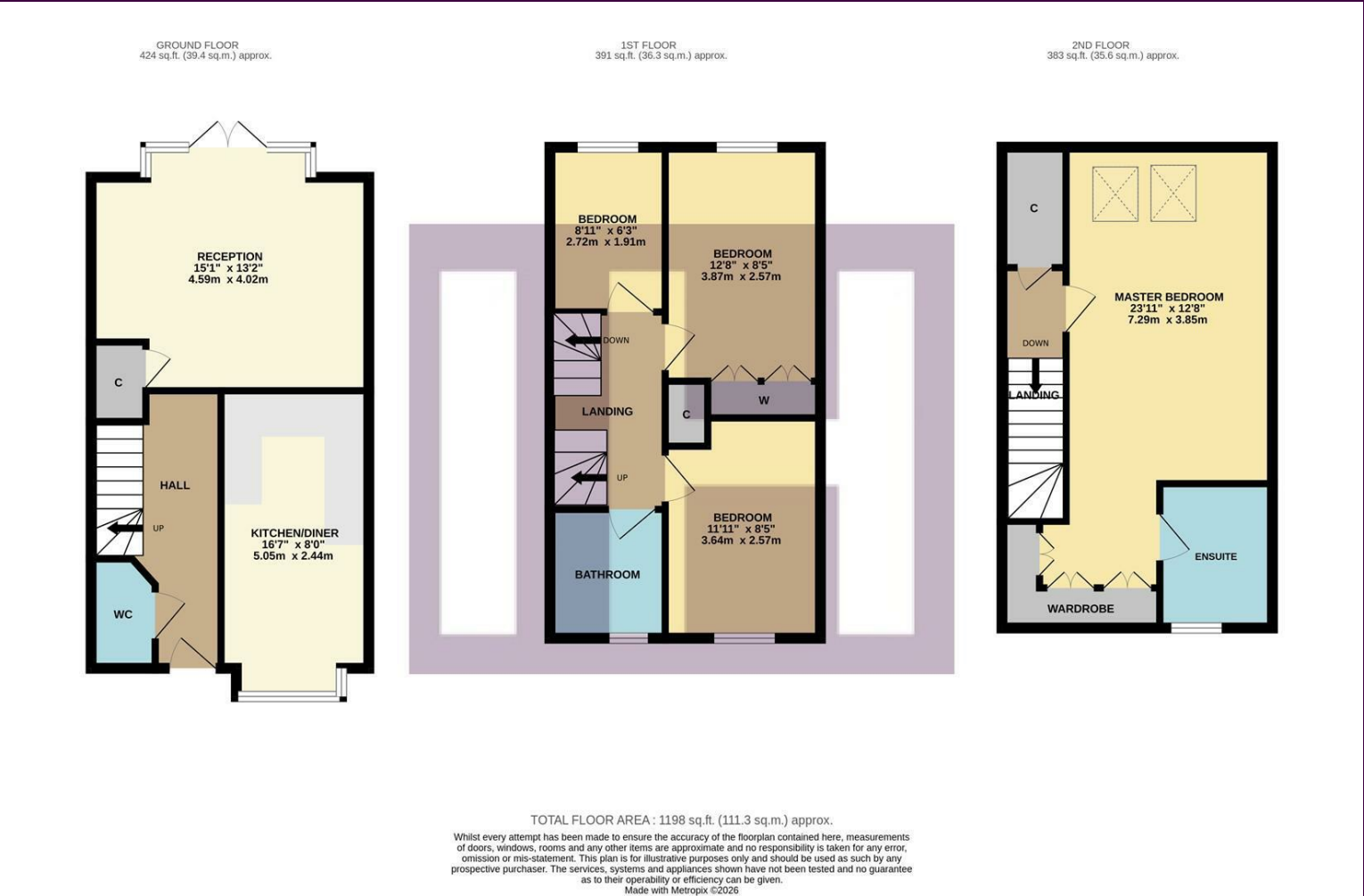
A side block-paved drive allows off-road parking, whilst the front garden is designed for low maintenance and fence enclosed. Complimented by the generous rear garden, landscaped with modern patios both near and far, path connected, well-tended lawn between.



Briefly, the accommodation comprises a welcoming entrance hall, cloakroom/WC, open-plan kitchen/diner with front bay, and large rear living room with feature bay and 'French;' doors to the garden on the ground floor. The first floor brings three of the bedrooms, two of which are large doubles - one with fitted robes, along with the attractive family bathroom. The afore mentioned 'Master' suite occupying the second floor.



# 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 |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |

# The Location



Council Tax Band: C  
Tenure: Freehold



- Impressively spacious accommodation over three levels
- Large lounge with 'French' doors to landscaped garden
- Stunning 'Master' suite with vaulted ceiling, fitted robes, and ensuite
- Three further bedrooms, another with fitted robes
- Modern open-plan kitchen/diner
- Attractive and tasteful throughout, viewing essential





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