

Holt Close, Brookfield



Offers Over £230,000

**IH** INGLEBY HOMES





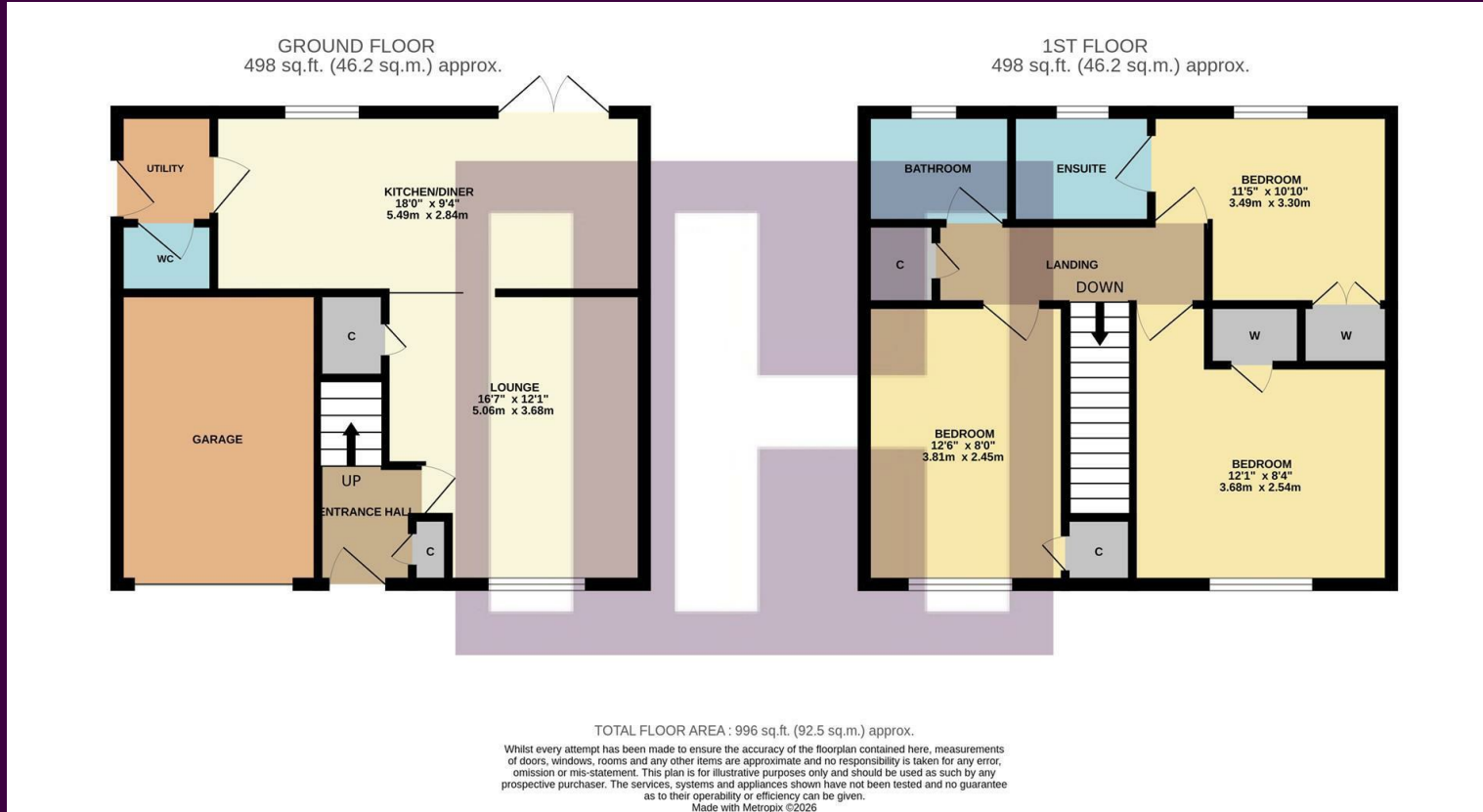
A lovely example of its kind, this larger style, three-bedroom detached home certainly merits early inspection, call Ingleby Homes on 01642 671025 to arrange your viewing.

Enjoying a pleasant corner position within the desirable 'Stainsby Hall Farm' development within Brookfield, Acklam, with front garden, double-width block-paved drive, integral garage and lovely enclosed rear garden.

Internally, the accommodation briefly comprises an entrance hall, lounge - with feature 'Stable Style' sliding feature door to the; impressive open-plan kitchen/diner, with utility and cloakroom/WC off to the ground floor. The first floor delivers three spacious bedrooms - a feature of this attractive design, 'Master' with fitted double robes and ensuite, separate family bathroom.



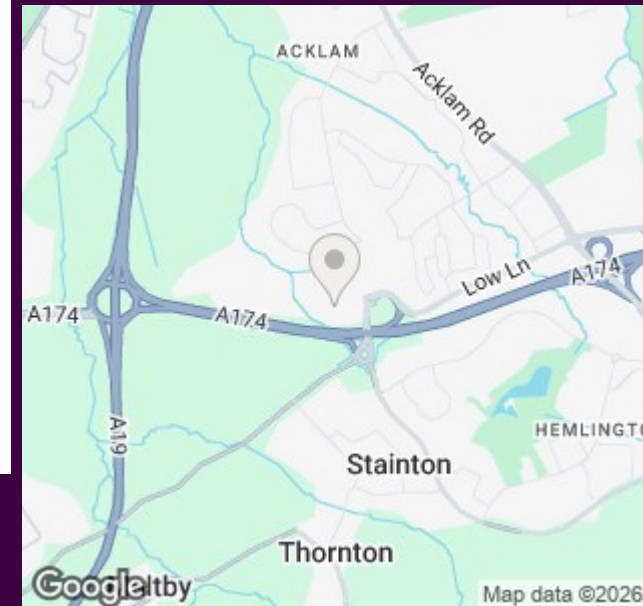
# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

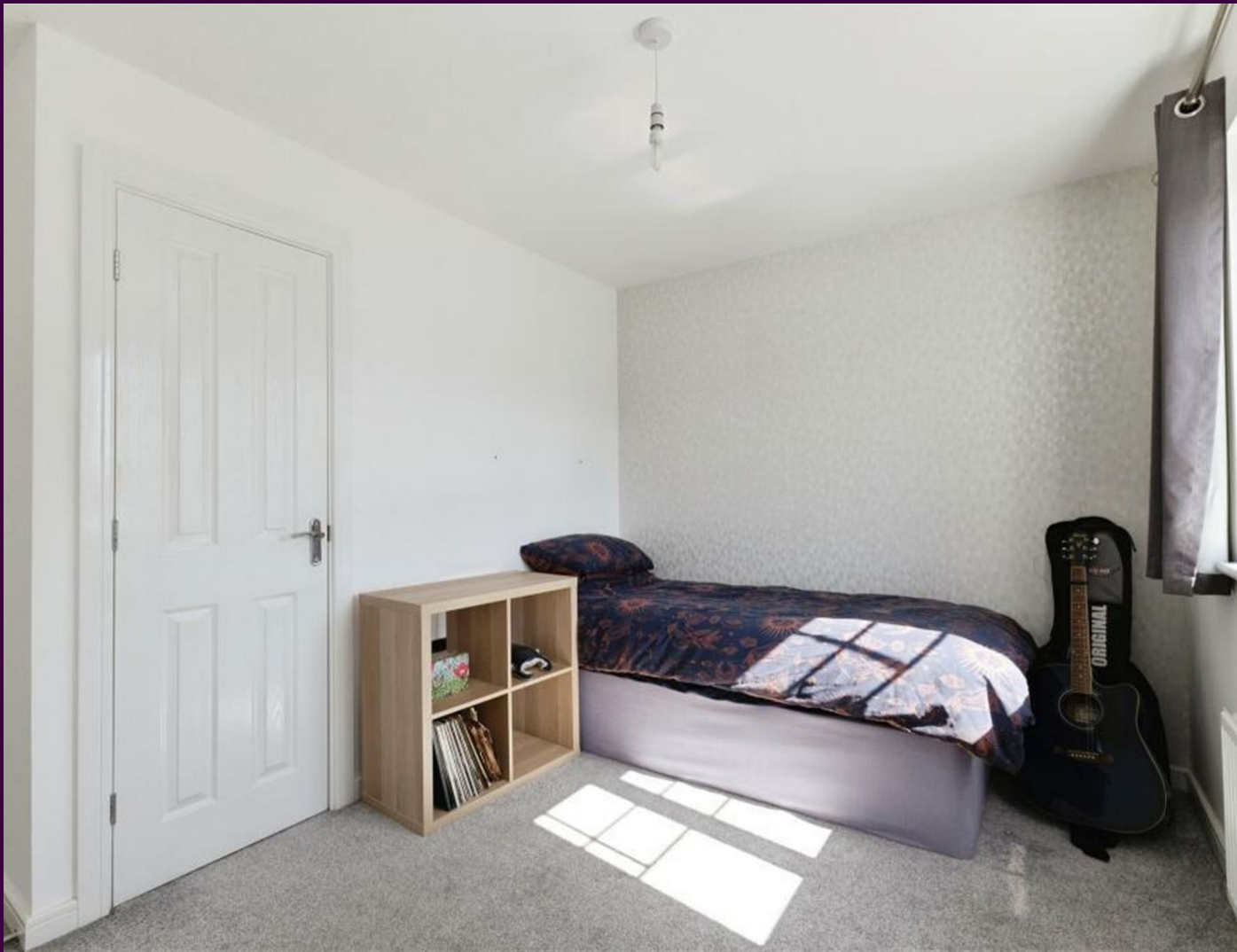
Energy Efficiency Rating: Current 82, Potential 93. Environmental Impact (CO<sub>2</sub>) Rating: Current A, Potential A.

# The Location



Council Tax Band:  
Tenure:

D  
Freehold



- Sought after 'Stainsby Hall Farm' development, Brookfield, Acklam
- Envidable corner position, front and rear gardens, drive and garage
- Impressive open-plan kitchen/diner, separate spacious lounge
- Larger style three bedroom detached design
- Master bedroom with robes and ensuite
- Early viewing advised