

Warbler Close, Ingleby Barwick



£365,000

IH INGLEBY HOMES





The first thing that hits you when entering this outstanding property is the impressively generous room sizes, that are sure to surprise any prospective purchasers, and are certainly a feature of this fabulous home. Benefitting from both front, and a full-height side extension, that has been especially well-executed, this large family home delivers fantastic living space.

Sitting in a lovely position with a green and pleasant outlook, at the end of this established, and desirable cul-de-sac, whilst boasting a lovely rear garden which is not overlooked from beyond, a block-paved drive and integral garage.

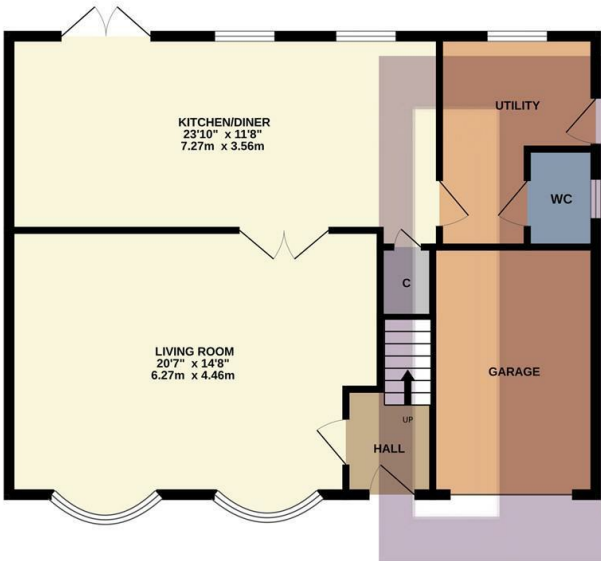
Internally, you arrive into a welcoming entrance hall, finding the superbly generous lounge, onto the approximately 25ft open-plan kitchen/diner, with utility and cloakroom/WC on the ground floor. Arriving on the first floor to the huge landing, you find four terrific bedrooms, the 'Master' with stylish refitted ensuite with underfloor heating and fitted robes, a feature repeated in bedrooms three and four, whilst bedroom two is currently optimised as a fanatic home office, and enjoys a range of quality fitted furniture. The separate refitted family bathroom also benefits from underfloor heating.

The rear garden is particularly attractive, impeccably maintained, with generous lawn, and two far corner patios, one with pergola, established borders and a variety of greenery.

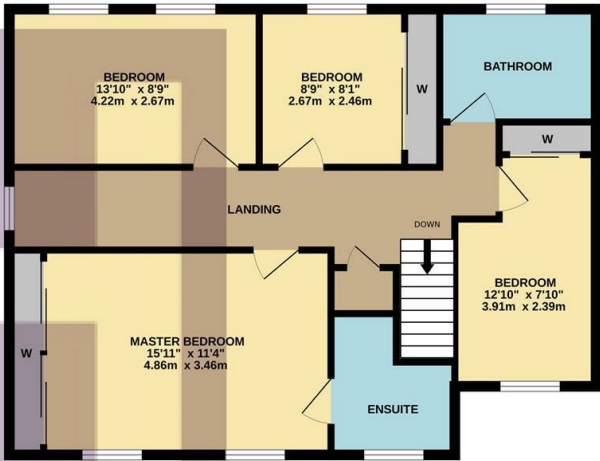


The Layout

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.

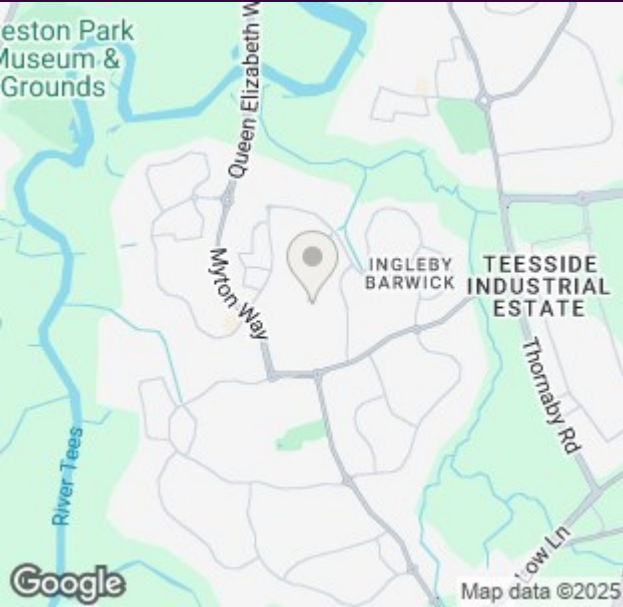


TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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					
	71	77			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
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					

The Location



Council Tax Band: D
Tenure: Freehold



- Impressive large and extended family property
- Large room sizes throughout being a particular feature
- Lovely position at the end of this desirable cul-de-sac
- Stylish refitted bathroom and ensuite, both with underfloor heating
- Beautiful rear garden, block paved drive and garage



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