

Newgale Close, Ingleby Barwick



Asking Price £385,000

IH INGLEBY HOMES





Enjoying a fantastic position within this desirable Ingleby Barwick location. Tucked away in the cul-de-sac, whilst boasting a lovely rear garden that offers great privacy with its tree-lined outlook.

Internally, the space on offer is especially generous, with impressive features such as the large bedrooms, and superb refitted and remodelled kitchen/diner being points worthy of special mention. Further accommodation has been provided by way of a professional majority garage conversion, which is currently optimised as a large office space with open-plan study area, and laundry/utility off, it would make a great extra sitting room, playroom or could be adapted to the perfect ground floor bedroom with ensuite, an ideal 'granny annex' - if a new owner chose to do so.



Briefly, the accommodation currently comprises a welcoming entrance hall, cloakroom/WC, open-plan refitted kitchen/diner with a range of quality units, built-in appliances and incorporated pantry, with utility off, a separate large living room, replaced rear conservatory, office, study and laundry to the ground floor. The first floor brings five bedrooms, four of which are sizeable doubles, 'Master' with fitted robes and modern ensuite, and separate family shower room.

A generous drive provides ample off-road parking, approaches the reminder of the garage which provides good storage. The rear garden is laid to a modern generous patio and well-tended lawn, all fence enclosed and boasting a lovely tree-lined, private outlook.

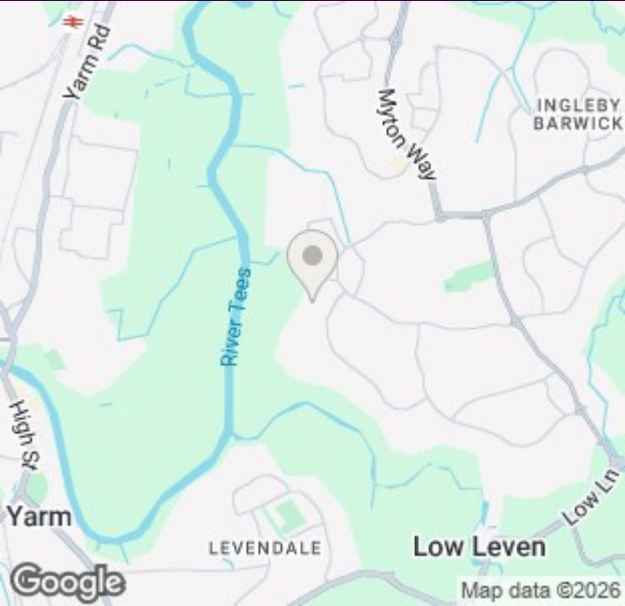
The Layout



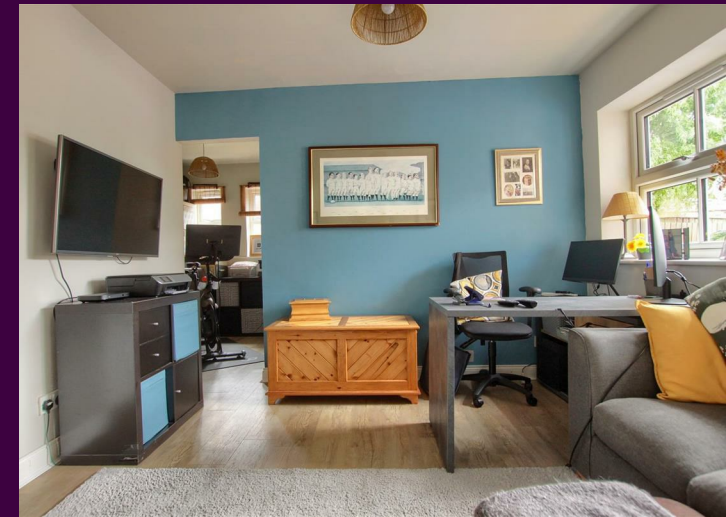
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
		70	77		
England & Wales		EU Directive 2002/91/EC			

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(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			

The Location



Council Tax Band: E
Tenure: Freehold



- An impressive and updated, large five bedroom residence
- Superb remodelled and refitted kitchen/diner
- Envious position tucked away into the cul-de-sac
- Attractive and private rear gardens
- Five great bedrooms, 'Master' with robes and modern ensuite
- Spacious lounge, replaced conservatory, generous study/sitting room



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