

Coleus Close, Ingleby Barwick



£219,950

IH INGLEBY HOMES





This impressive, 'Miller' built property delivers spacious accommodation over three levels. 'Turn Key' ready, with new floorings and décor throughout, whilst the fantastic second floor 'Master Suite' and terrific kitchen with built in fridge/freezer and oven, are note worthy features.

Located on the popular 'Beckside Manor' development of Ingleby Barwick, and enjoying a double width, block-paved front drive, with enclosed rear garden.



Internally, the smart accommodation comprises an entrance hall, lounge, impressive kitchen/diner, and cloakroom/WC to the ground floor. The first floor delivers two bedrooms, and the modern family bathroom, whilst the afore mentioned, superb 'Master' of double bedroom and ensuite occupies the second floor.

The Layout



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	84	96	(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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band: C
Tenure: Freehold



- Delivering fantastic accommodation over three levels
- Miller Built, three storey property within Beckside Manor
- Impressive throughout with new floorings and decor
- Superb kitchen, bathroom and ensuite
- Fabulous 'Master' suite occupies second floor