

# Knebworth Court, Ingleby Barwick











Stylish throughout, whilst being much upgraded and remodelled, this impressive family home certainly merits early inspection. Being located within a cul-de-sac, in this favoured 'Broom Hill' area, perfect for local amenities and schooling, and enjoying a generous plot with attractive, not overlooked rear garden, and front garden together with ample parking.

The superb kitchen and bathrooms are all features worthy of special mention, with quality floorings, oak internal doors and a media chimney with built-in fire being amongst the specification. A garage conversion further enhances the living space, delivering a flexible family space, with 'French' doors to the rear garden on the ground floor that also boasts an entrance hall, cloakroom/WC, study, and superb open-plan kitchen/diner/living space. The first floor brings four good bedrooms, 'Master' with modern ensuite and separate, smart family bathroom.



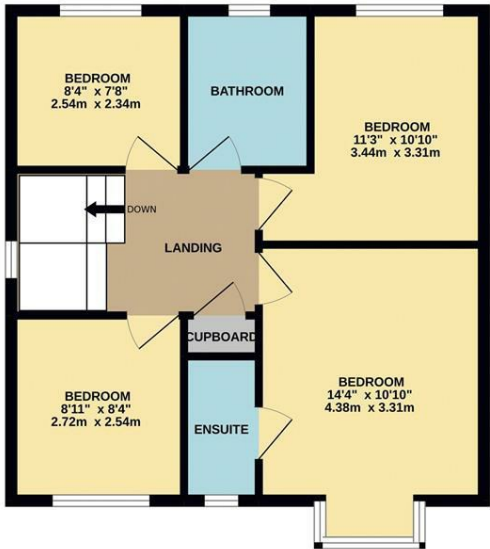
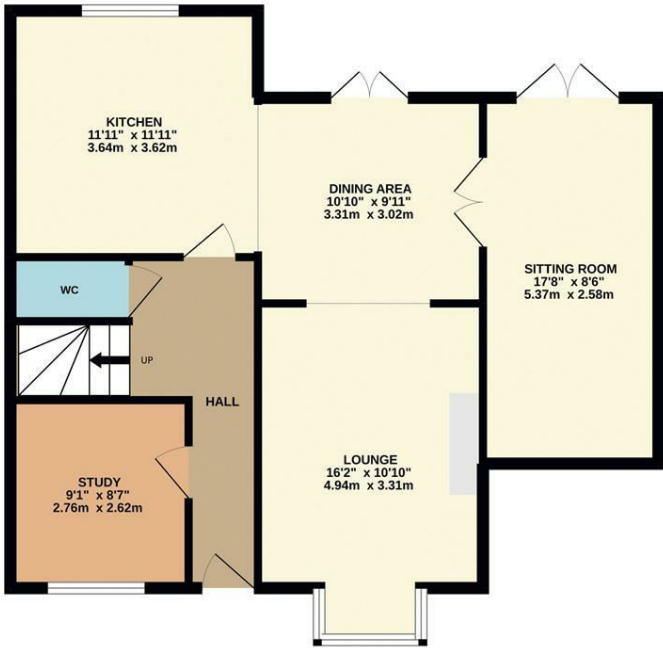
The rear garden is fully fence enclosed, with patio, lawns and large composite deck/entertaining area, all while benefiting from a private rear outlook. The front lawn is open-plan and a large gravelled drive provides ample parking. Ingleby Homes recommended.



# The Layout

GROUND FLOOR

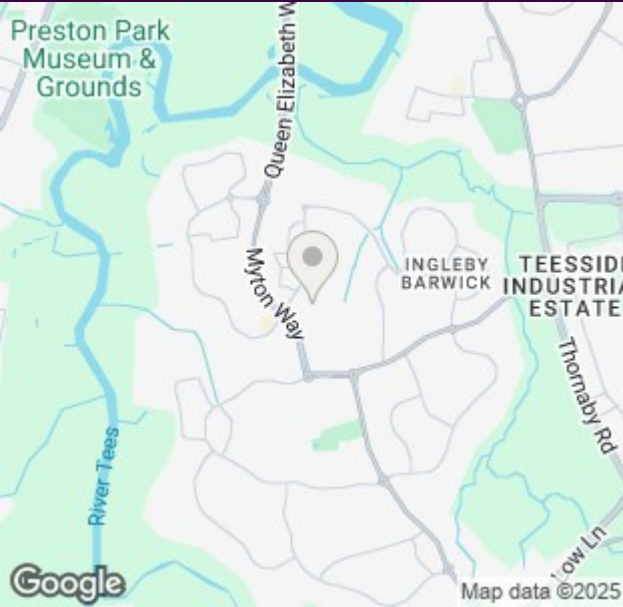
1ST FLOOR



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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current	Potential		Current	Potential	
75			85		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



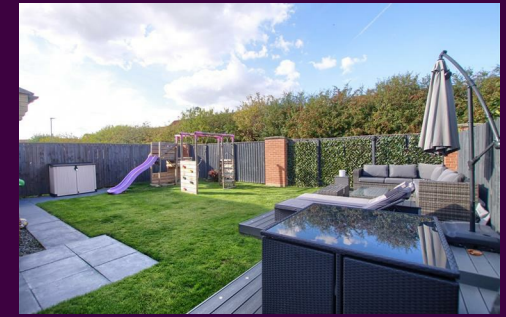
Council Tax Band: E  
Tenure: Freehold





- Stylish, upgraded and remodelled, viewing essential
- Contemporary open-plan feel
- Well executed garage conversion delivering additional family space
- Cul-de-sac position within favoured 'Broom Hill' area
- Attractive garden with patio, lawn and large composite deck
- 'Turn-Key' ready





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