

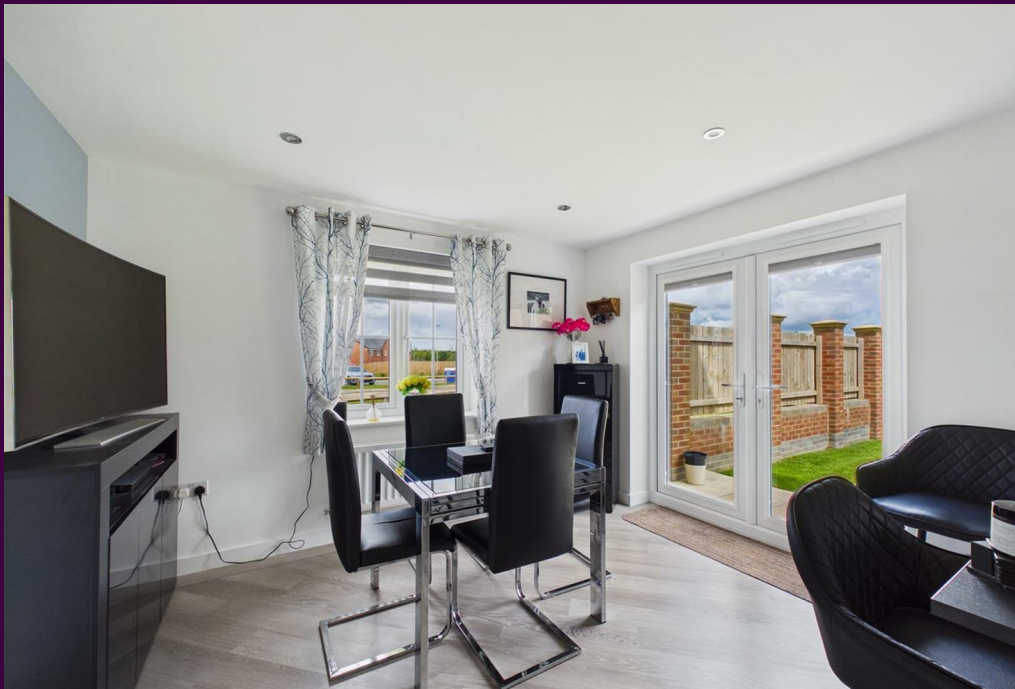
Floret Way, Ingleby Barwick



Asking Price £357,500

**IH** INGLEBY HOMES





## OPEN TO SENSIBLE OFFERS

Boasting upgrades amounting to over £30,000, this impressive family property certainly requires internal inspection to be fully appreciated. Built to the especially well-planned and spacious 'Baywood' design by Miller Homes, constructed in only 2023, whilst delivered to a fantastic specification.

Enjoying an enviable position/plot within the sought-after 'Beckside Manor' development, the 'Baywood' provides four-well proportioned bedrooms, 'Master' with ensuite, and this one upgraded with quality fitted robes, which also benefit bedroom two. Also providing spacious separate ground floor living areas, and a useful/versatile study/play room.

The end position brings a lengthy, multi-vehicle block-paved drive, which approaches the detached garage, passing the impeccably tended wrap around front and side lawns, which lead to further greenery setting it back from the road. Complimented by the lovely rear garden which has seen significant landscaping and prior ground work. Now professionally irrigated with pre-planned drainage, and providing extensive patios both near and far-end, path connected, with a central lawn, all easily maintained, and floodlit, perfect for enjoying the now much improved outside space.

Internally, the accommodation is all brought to a terrific standard, briefly comprising a spacious and welcoming entrance hall, cloakroom/WC, independent generous lounge which is bay-fronted with stylish feature media-wall and fire, separate study/play-room, and impressive open-plan kitchen/diner with 'French' doors to the garden and coordinated utility off on the ground floor. The first floor brings four great bedrooms, two with fitted robes and 'Master' with stylish ensuite, complimented by the high-spec, four-piece suite family bathroom.

# The Layout

GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 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 <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |         | 96   | (92 plus) A   |
| (81-91) B                                   | 83      |  | (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 <sub>2</sub> emissions |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |
|   |         |  | EU Directive 2002/91/EC   |

# The Location

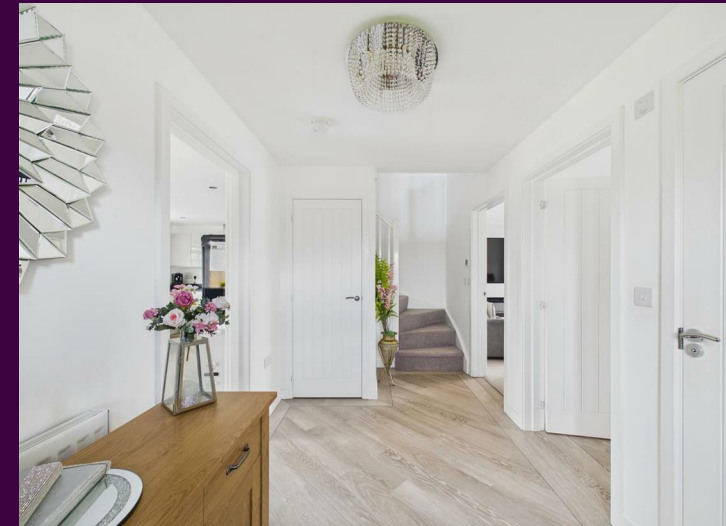


Council Tax Band:

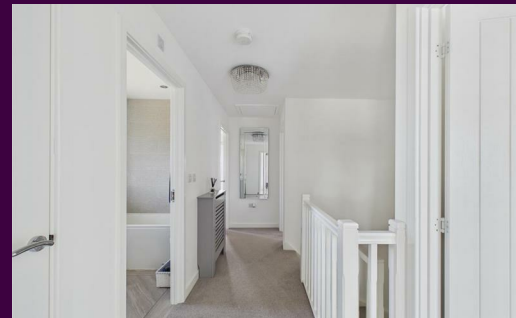
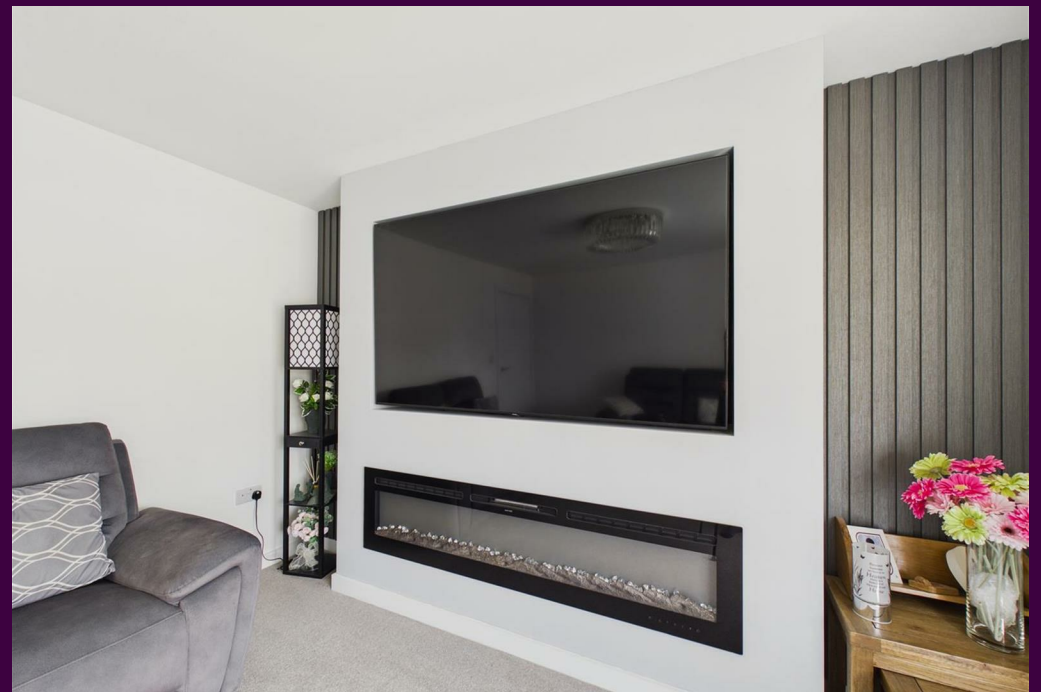
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Tenure:

Freehold



- Constructed by Bellway to the impressive 'Baywood' design 2023
- Bosting numerous upgrades amounting to over £30,000
- Beautifully landscaped rear garden which included drainage and irrigation
- Enviaible end-plot with wrap around gardens, lengthy block-paved drive and garage
- Impressive and spacious throughout
- Four great bedrooms, quality fitted robes and 'Master' ensuite
- Superb kitchen and bathrooms, all upgraded
- Stylish media-wall built into main lounge



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