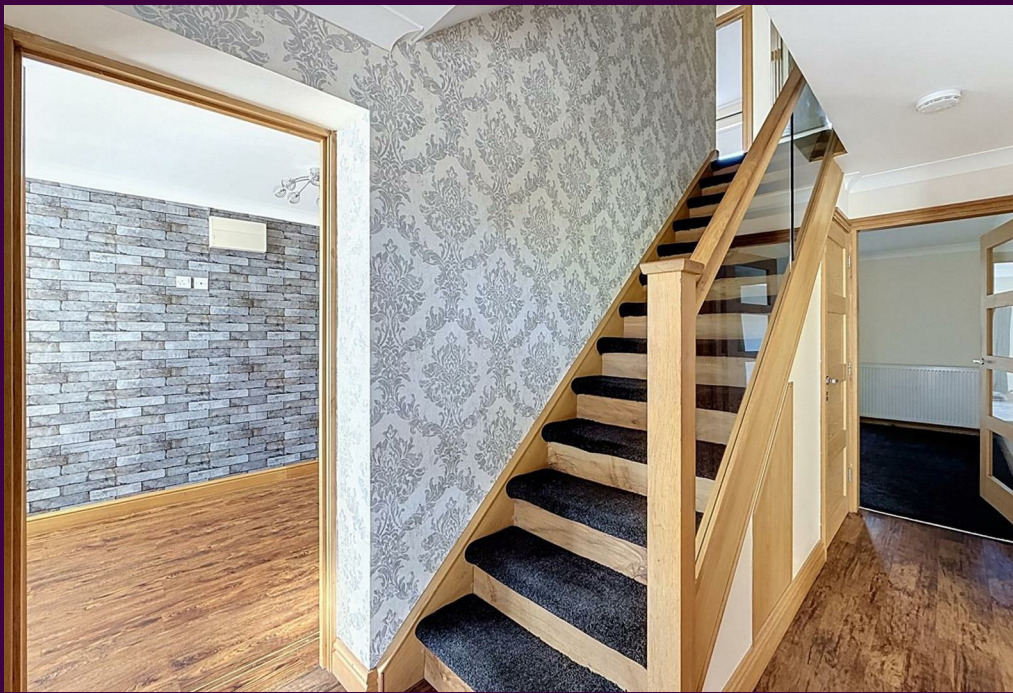
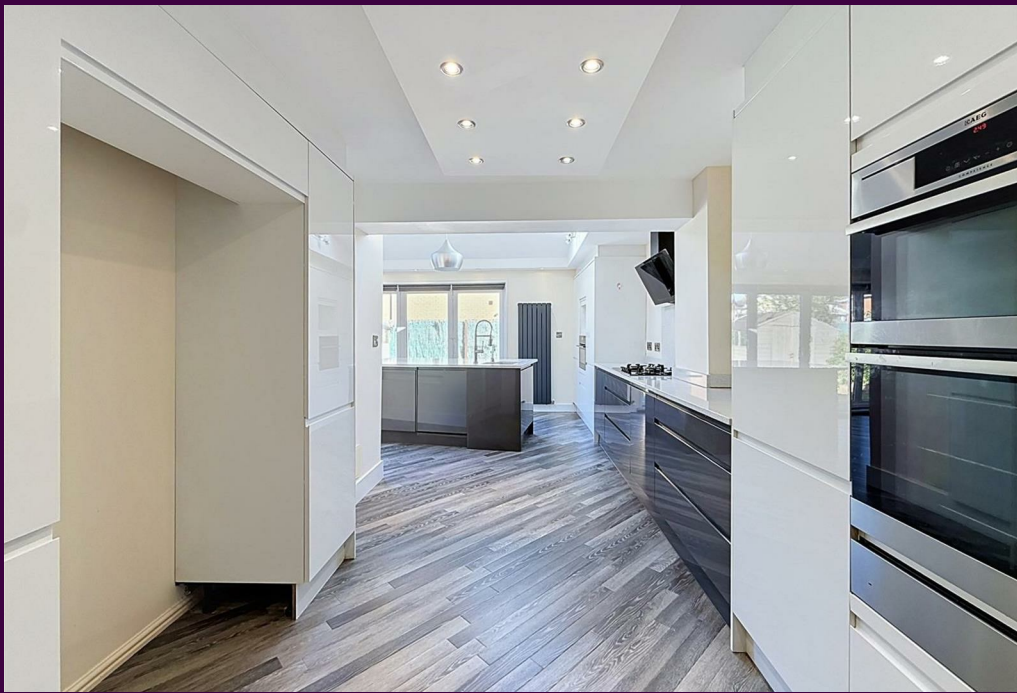


Burdon Garth, Ingleby Barwick



£355,000





The spectacular upgrades and remodelling undertaken within this fantastic property certainly need to be seen 'first hand' to be fully appreciated - typified by the superb 'full width' rear extension, with 'vaulted' ceiling, feature Velux windows, large 'bi-fold' doors with electric blinds and 'Karndean' flooring's - a space into which the former kitchen has extended with a stylish range of cabinets, built in appliances and fabulous 'Island' with built in 'instant hot water tap'.

The impressive attention to detail is something that continues throughout the home, not only have the owners commissioned the changing of the doors to a modern 'Oak' but have gone further to include the replacing of skirting boards and frames, along with a bespoke, 'Oak' stair case with glass panels. The family bathroom has been redesigned and finished to a very high standard, along with the 'Master' ensuite and downstairs cloakroom/WC. A professional garage conversion has provided even more flexible living space, , with utility off.



Very briefly, the extensive accommodation comprises an entrance hall, cloakroom/WC, gym, study/play room, sitting room, lounge and amazing 'L shaped' kitchen/diner/family room to the ground floor. The first floor delivers four generous bedrooms, three with built in robes and 'Master' with ensuite, separate family bathroom.

Externally the generous frontage has been laid to a modern resin, provided parking for several vehicles whilst adding even further 'kerb appeal'. The rear garden is fully fence enclosed, laid mainly to lawn with patio at rear, and timber shed.

This is an outstanding family home - Ingleby Homes unreservedly recommends internal inspection.

The Layout



TOTAL FLOOR AREA: 1495 sq.ft. (138.9 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		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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
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			
EU Directive 2002/91/EC			

The Location



Council Tax Band:

Tenure:

D

Freehold



- Extended, significantly upgraded and remodelled accommodation
- Stunning kitchen/family space with rear bi-folds and feature island
- Separate lounge, sitting room and play room/study - with utility off
- Impressive refitted family bathroom and 'Mater' ensuite
- Re-laid resin frontage brings parking for several vehicles
- Viewing essential
- Favoured 'Broom Hill' location - no forward chain



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