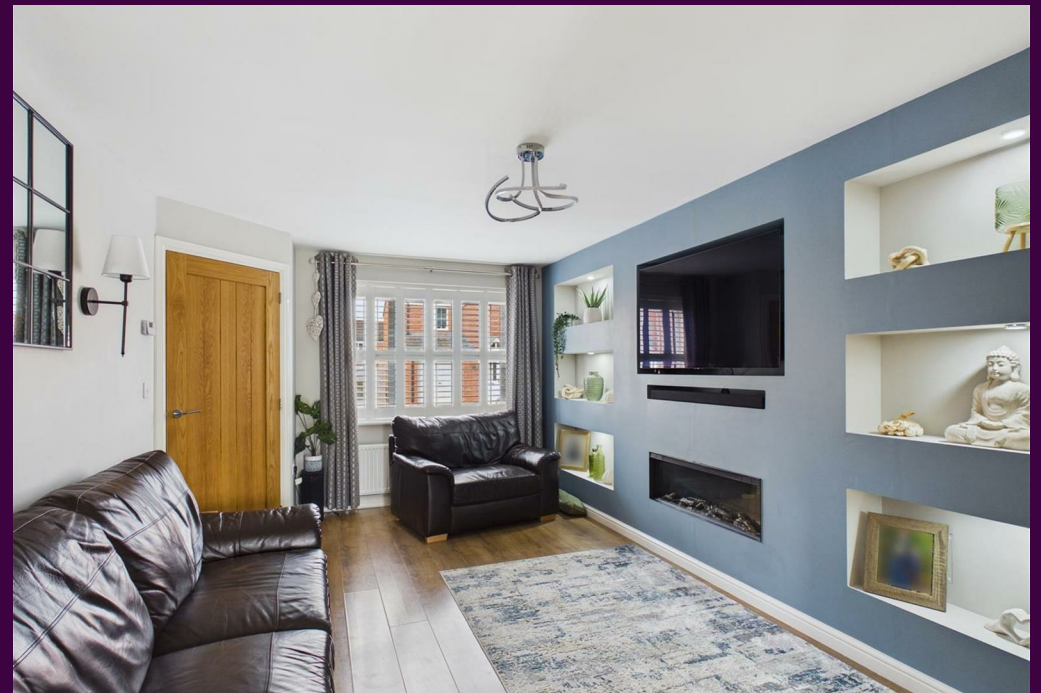


Bourne Morton Drive, Ingleby Barwick



£275,000

IH INGLEBY HOMES





Built to the popular 'Roseberry' design and very much improved since new, this four bedroom detached family home is a great example of its kind.

Just some of the features worthy of special mention include the replaced oak internal doors, professionally fitted shutter blinds, modern media wall within the lounge, well-executed garage conversion and landscaped southerly garden.

Briefly, the immaculately presented accommodation briefly comprises an entrance hall, lounge, open-plan kitchen/diner, utility and cloakroom/WC to the ground floor. The first floor delivering four good bedrooms - 'Master' with impressive ensuite and stylish, separate family bathroom.



The rear garden is fence enclosed and brings a fair amount of privacy, whilst boasting a sunny, southerly aspect, landscaped to a generous full-width near-end patio, lawn, and raise timber deck with built-in lighting, timber shed. A double width drive to the front allows off-road parking approaches the remainder of the garage which provides useful storage, with external EV charging point. Situated within this favoured Rings location, ideal for nearby amenities and schooling. Viewing advised.

GROUND FLOOR

1ST FLOOR

The floor plan consists of two parts: the Ground Floor on the left and the 1st Floor on the right, connected by a central hallway.

GROUND FLOOR:

- KITCHEN/DINER:** 17'11" x 10'1" (5.47m x 3.07m)
- WC:** (Toilet)
- UTILITY:** (Laundry room)
- LOUNGE:** 15'5" x 11'3" (4.70m x 3.43m)
- C:** (Closet)
- UP:** (Stairs leading up)
- HALL:** (Entrance hall)
- PLAY ROOM/DEN:** 11'8" x 8'6" (3.57m x 2.60m)
- GARAGE:** (Attached garage)

1ST FLOOR:

- BEDROOM:** 9'7" x 7'2" (2.93m x 2.18m)
- BATHROOM:** (Bathroom)
- LANDING:** (Central landing area)
- DOWN:** (Stairs leading down)
- ENSUITE:** (Ensuite bathroom)
- MASTER BEDROOM:** 13'7" x 12'10" (4.14m x 3.92m)
- C:** (Closet)
- BEDROOM:** 9'7" x 9'3" (2.93m x 2.83m)
- BEDROOM:** 12'2" x 9'3" (3.71m x 2.82m)

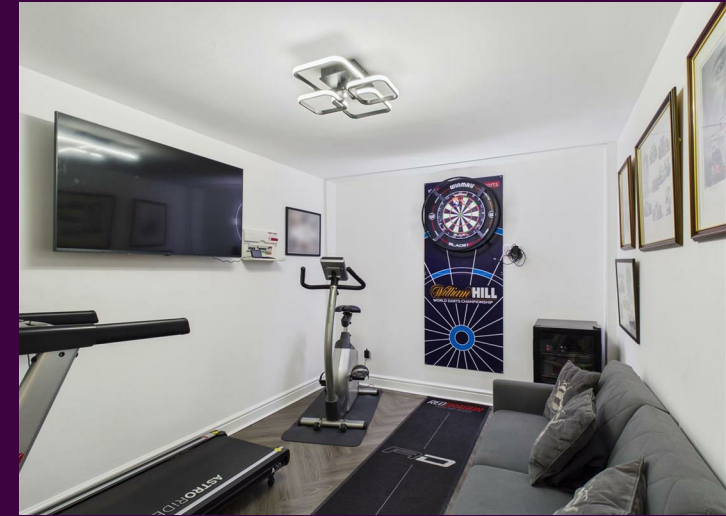
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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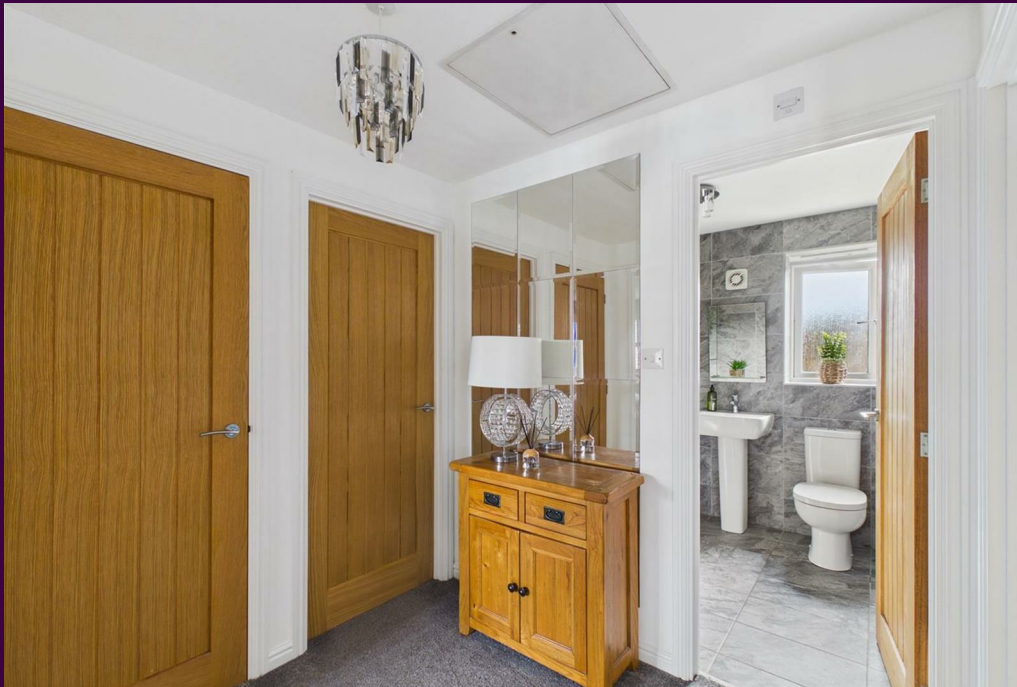
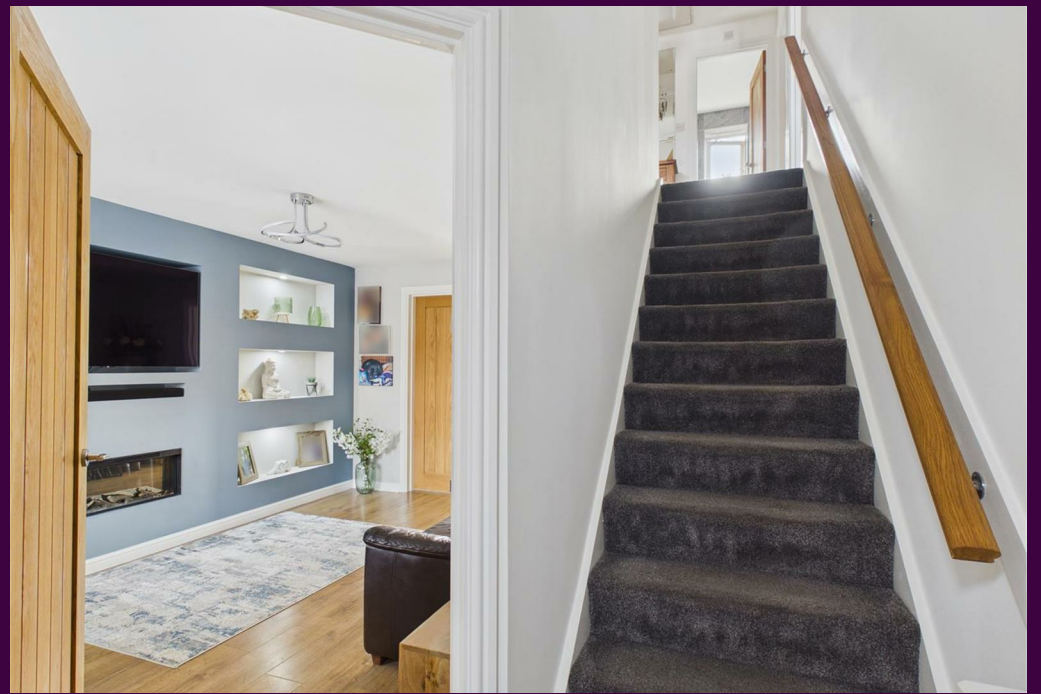
The Location



C
Freehold



- Very much improved and upgraded, a fine example of its kind
- Den/Play Room crested from well-executed majority garage conversion
- Attractive landscaped rear garden
- Impressive open-plan kitchen/diner
- 'Master' bedroom with modern ensuite
- Replaced oak internal doors and professionally fitted window shutter blinds
- Anthracite windows and doors
- No forward chain involved



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