

Luccombe Close, Ingleby Barwick



£345,000



IH INGLEBY HOMES





Tucked away into a pleasant corner of this especially attractive cul-de-sac within this highly desirable 'Sober Hall' location.

Significant, well-planned, and professionally executed extension works have completely transformed the size and living space, and as a result, this property is genuinely unique, certainly demanding of internal inspection to be truly appreciated.

The ground floor now boasts an entrance hall, cloakroom/WC, two independent reception rooms, one with built-in cupboards and display shelving, the other with feature log-burner, a separate stunning open-plan kitchen/dining living space with an array of quality units, granite surfaces and island, together with a range of integrated appliances including drinks fridge and coffee machine. A fabulous and versatile space filled with light from ceiling Velux windows and rear bi-fold doors - utility space off.



The extension works have also brought a spacious additional bedroom to the first floor, adding to three other bedrooms, one being passed through to arrive in the new addition, another the 'Master' with robes and refitted quality ensuite, separate modern family bathroom.

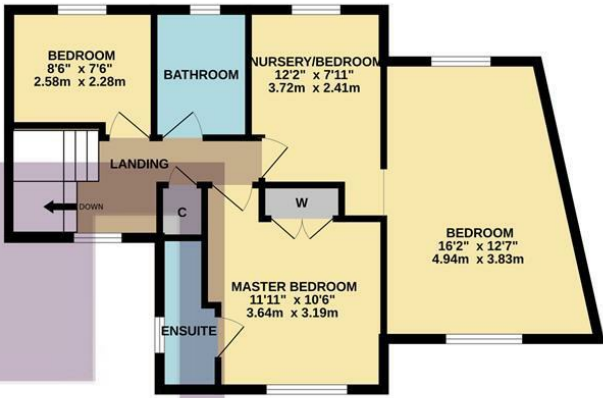
A drive to the front allows off-road parking and approaches the detached single garage. The rear garden is fence enclosed, with patio, lawn and established greenery, enjoying a fair degree of privacy. A rare purchase opportunity.

The Layout

GROUND FLOOR



1ST FLOOR



8 LUCCOMBE

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					
(92 plus) A			(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

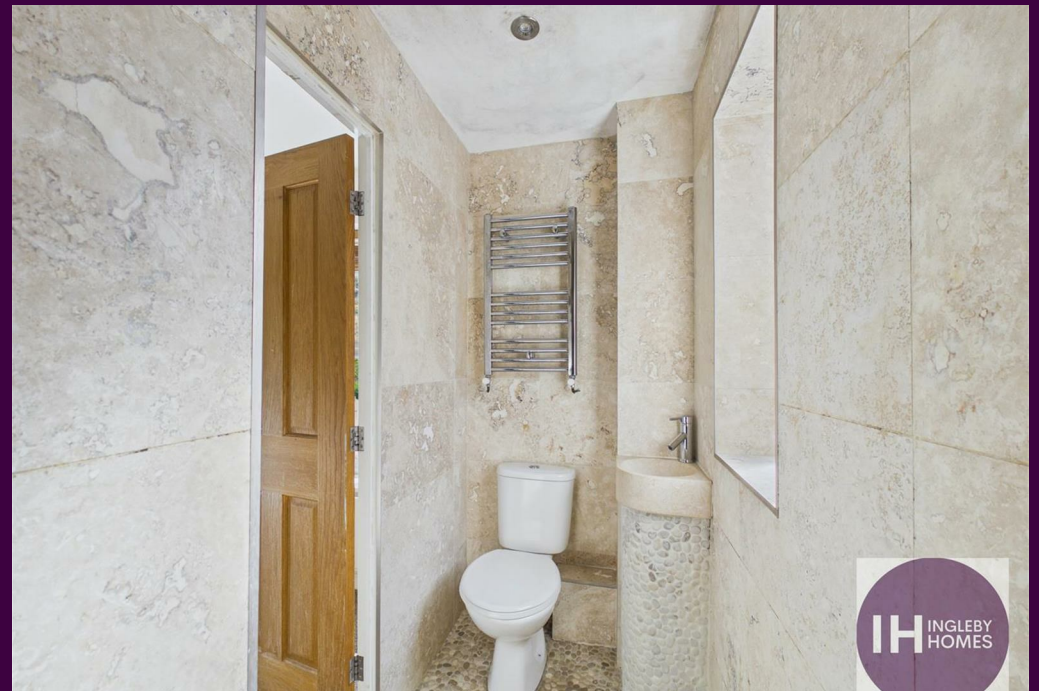
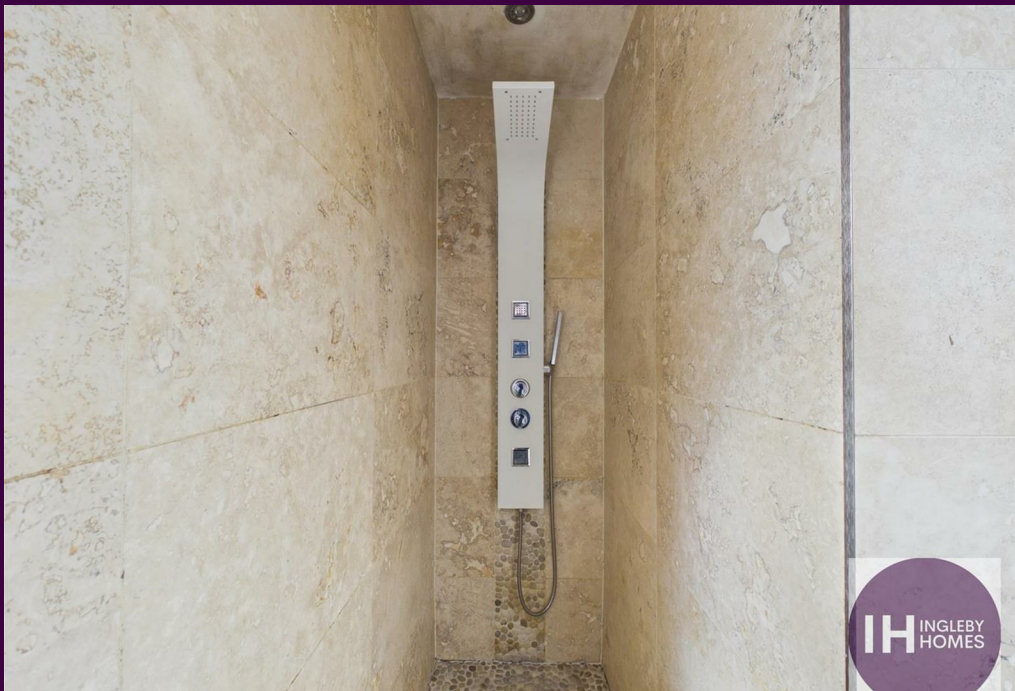
The Location



Council Tax Band: E
Tenure: Freehold



- Significantly extended and much improved
- Tucked away in desirable 'Sober Hall' location
- Stunning open-plan kitchen/living space, with island and bi-fold doors
- Two further generous reception rooms, one with feature log-burner
- Extension providing large additional first floor bedroom
- Enclosed private rear garden, drive and detached garage
- Viewing essential - No Forward Chain



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