

Silton Grove,



£235,000

IH INGLEBY HOMES



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Deceptively spacious, extended and boasting a fabulous extensive rear garden - this impressive property is situated within this favoured Hartburn location and certainly merits early inspection.

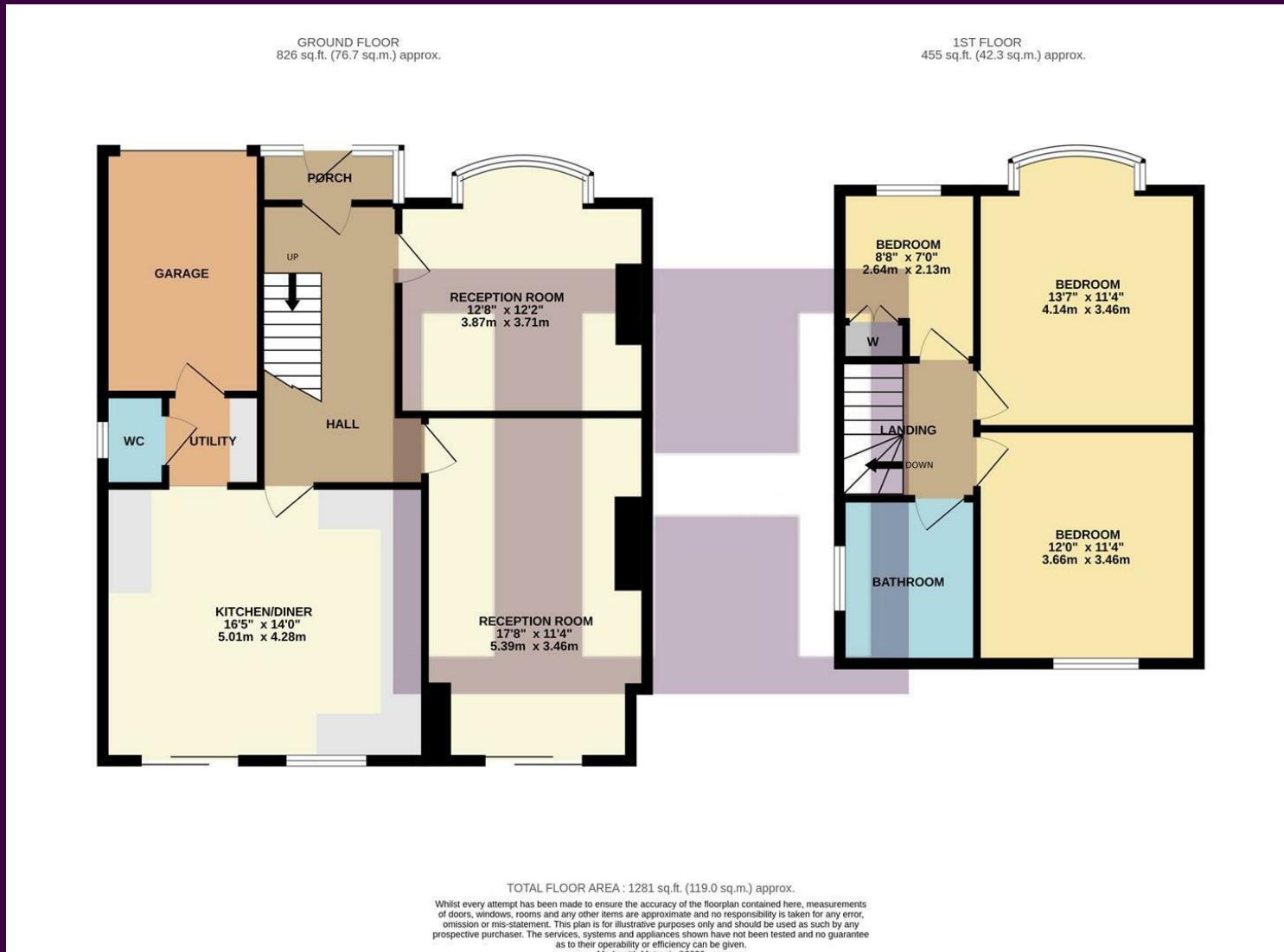
The living space on the ground floor is significantly enhanced, by longstanding 'full-width' rear and side extensions works, that help to deliver a a ground floor that boasts a porch, welcoming entrance hall, spacious open-plan kitchen/diner with under floor heating, utility, cloakroom/WC and two spacious reception rooms - both with feature open-fires, the rear with patio doors to the rear garden, and front being 'bay-fronted'.

The first floor brings the four-piece white suite family bathroom, three good bedrooms, the third with fitted robes, front bay-fronted and rear with feature panelling and views over the lovely garden.

A drive to the front allows off-road parking for two vehicles comfortably, and approaches the side garage - with internal access. The rear garden, being a particular strength, is especially generous, with an extensive near-end timber deck, gazebo sitting area, spawling lawns, timber summer house within the lower section, along with a patio. All established and packed with greenery. A fine example of its kind.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Location



Council Tax Band:
Tenure:

C
Freehold



- Favoured 'Hartburn' location
- Generous extended ground floor accommodation
- Open-plan kitchen/diner with under floor heating, two generous reception rooms - both with open fires
- Useful utility and ground floor WC
- Four-piece white suite family bathroom
- Extensive gardens with lawns, deck, patio and summer house
- Drive and garage



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