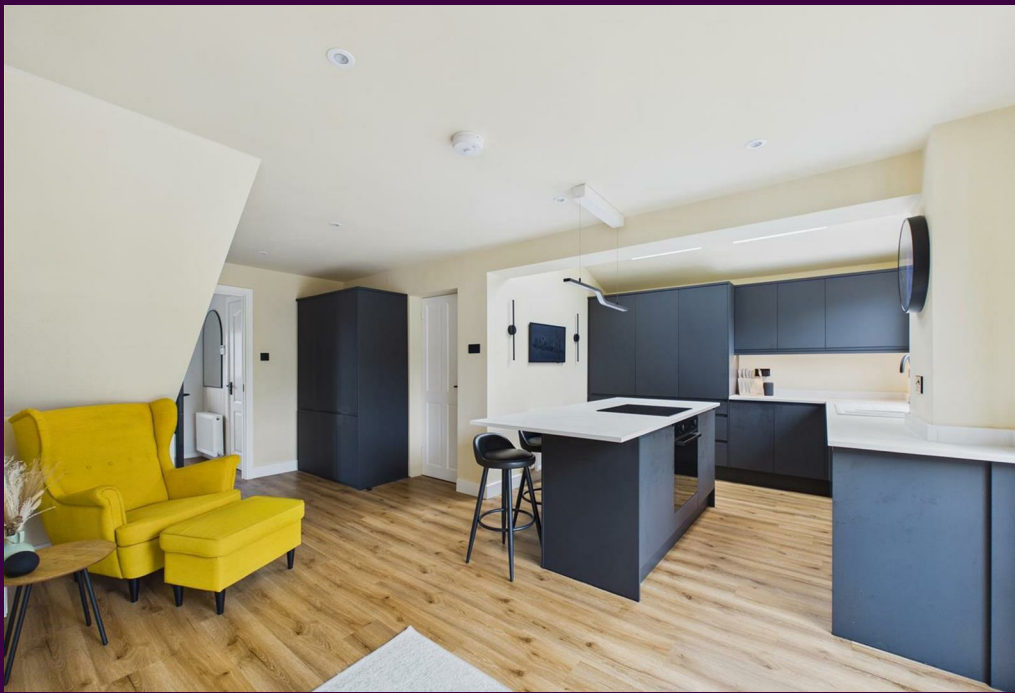


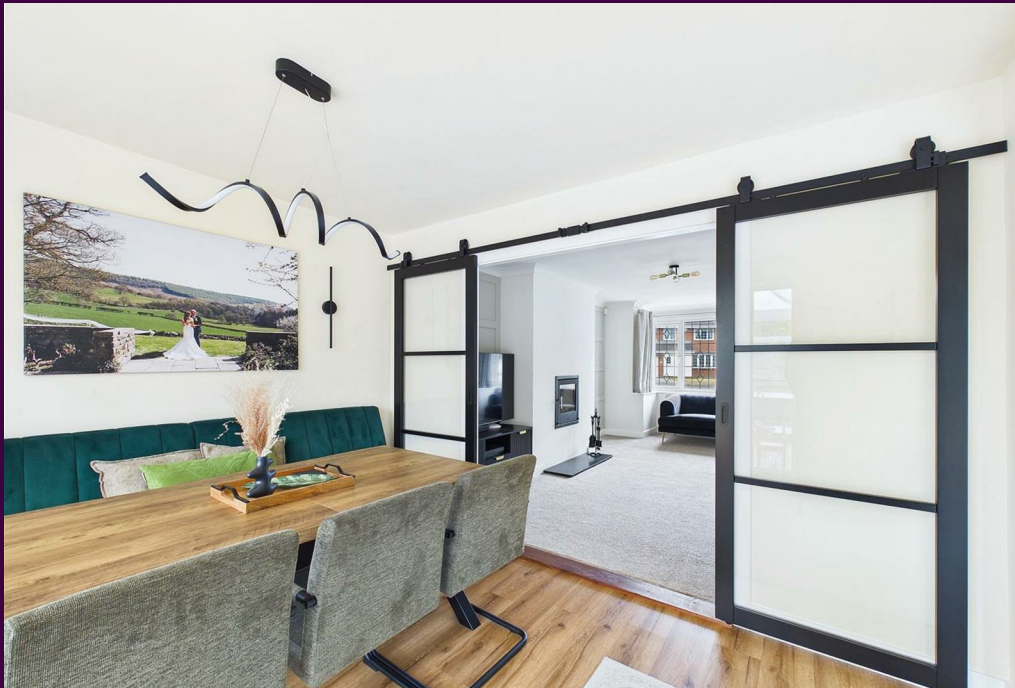
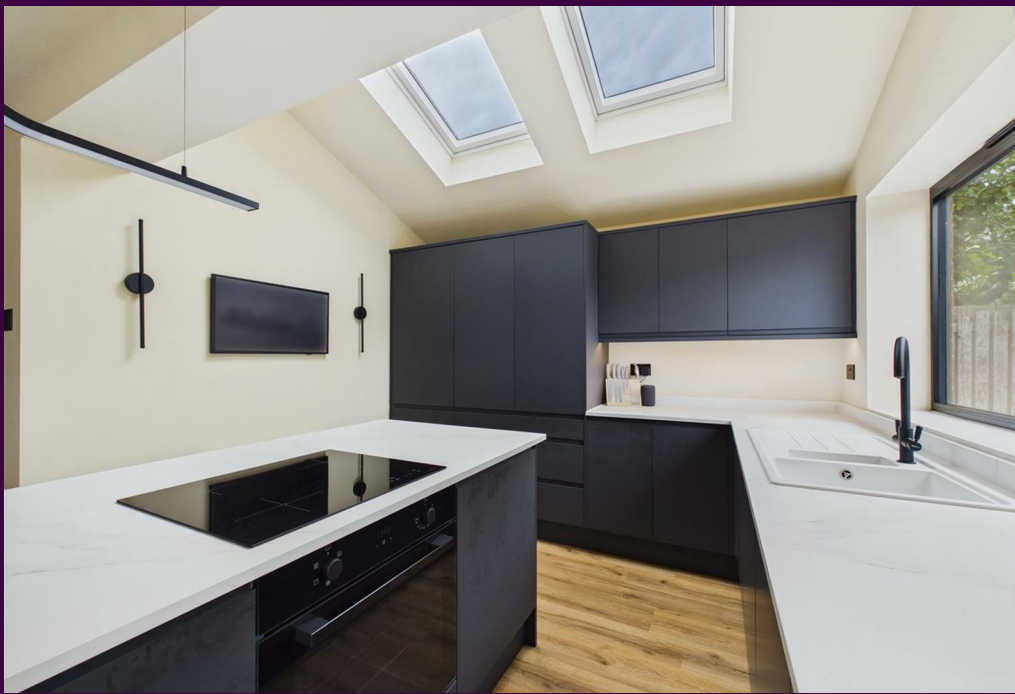
Campion Close, Ingleby Barwick



£289,995

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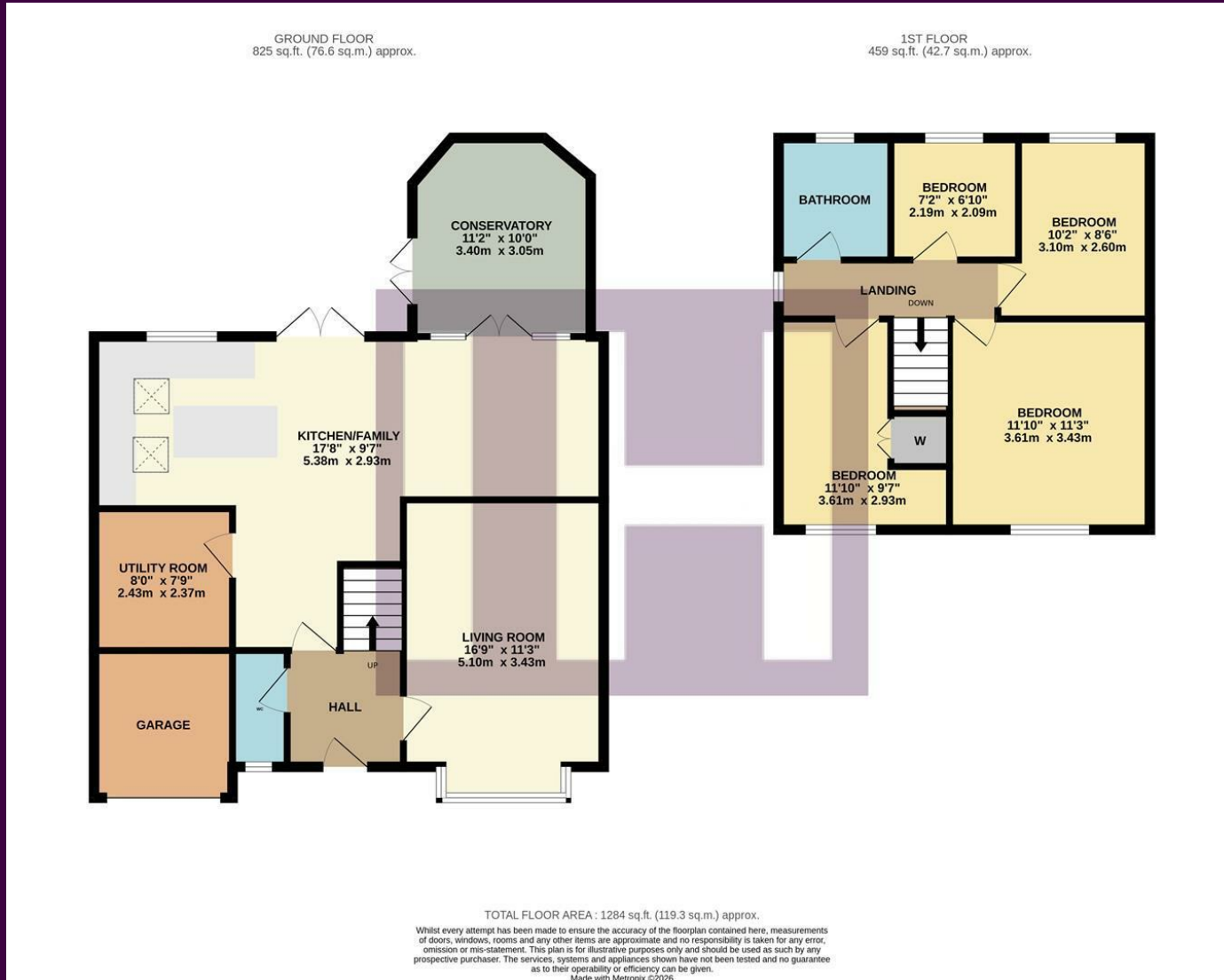
Enjoying a lovely position within this desirable cul-de-sac, this spacious four bedroom detached home has seen significant improvement and extension, and now delivers impressive and modern living space, delivered with quality and style.

Due to a relocation, the property can be sold fully furnished if required, and is 'Turn-Key' ready, with the extended and refitted kitchen/living space being worthy of special mention. The stylish inner aluminium glazed doors bring a contemporary feel and are repeated accessing the rear garden, and adjoining the lounge to the kitchen/dining space.

Briefly, the accommodation comprises an entrance hall, refitted cloakroom/WC, spacious lounge with feature in-set wood burner, stunning open-plan refitted kitchen/dining/family space - with vaulted ceiling feature at the kitchen end, coordinated and useful utility which brought thanks to a partial inner garage conversion, and large rear conservatory to the ground floor. The first floor delivers four bedrooms, and the modern refitted family bathroom.

A generous block-paved drive allows ample off-road parking, with EV charging point, whilst the remainder of the garage can be accessed both internally, and from the the 'up & over' front door. The front garden is laid mainly to lawn, well-tended, as is the rear which is fully fence enclosed and not directly overlooked from beyond, with an extensive block-paved patio and mature hedge-lined rear border.

The Layout



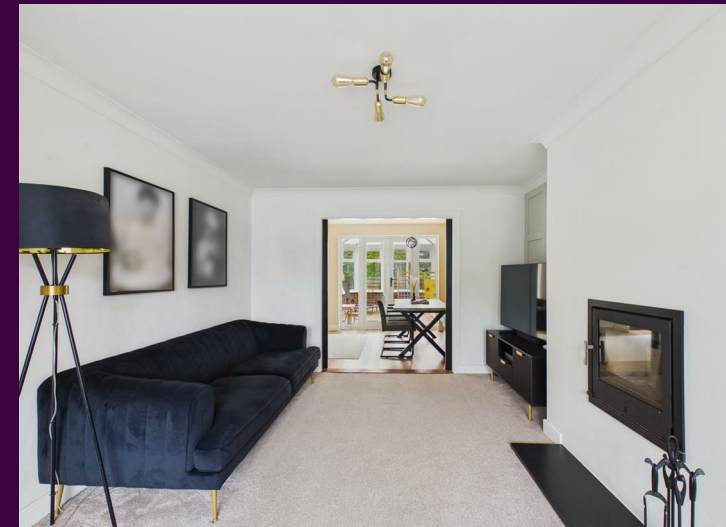
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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

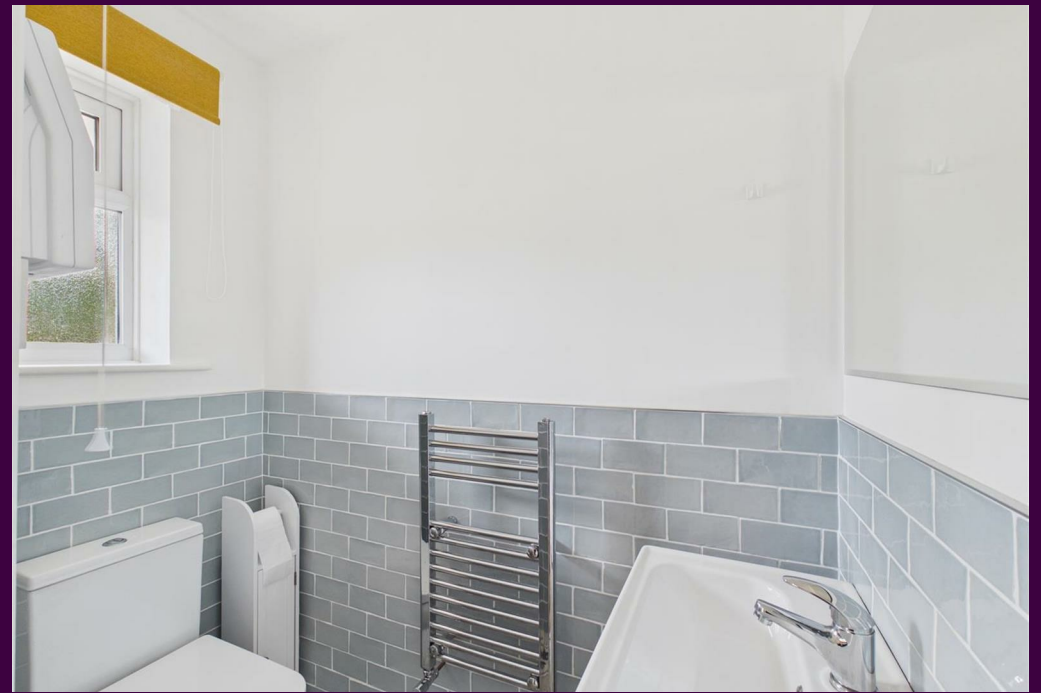
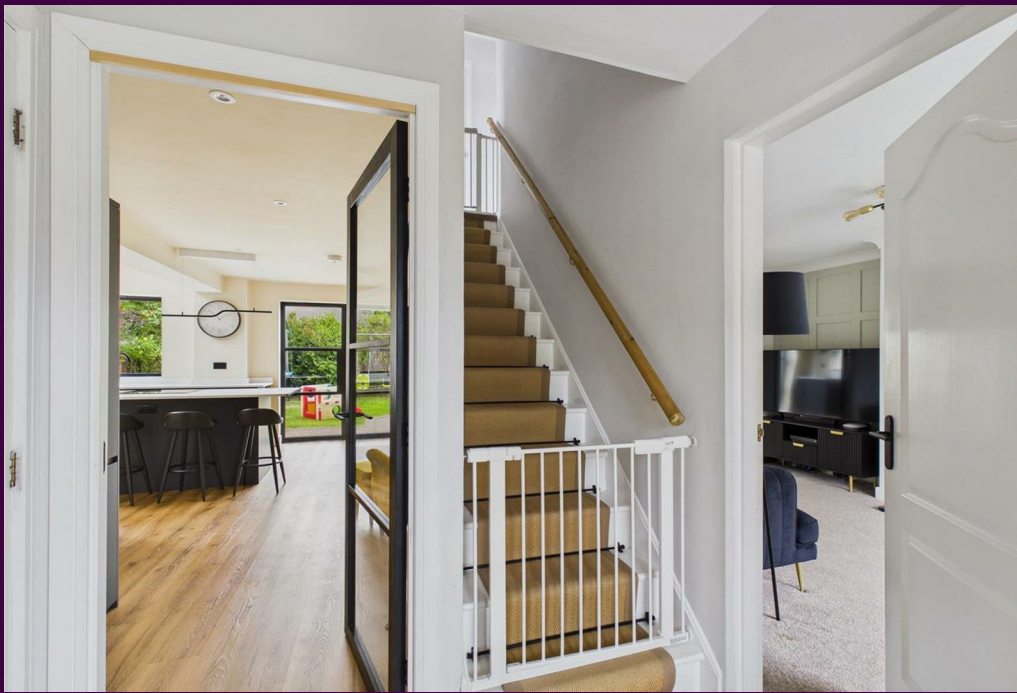


Council Tax Band:
Tenure:

D
Freehold



- Significantly upgraded, extended and remodelled
- Quiet cul-de-sac position within favoured Ingleby Barwick location
- Stunning open-plan kitchen/dining/family space
- Separate generous lounge with feature 'wood burner'
- Stylish and modern finish
- Superb refitted kitchen and modern refitted family bathroom
- Attractive gardens, block-paved drive, garage and EV charging point
- No Forward Chain - Can be sold fully furnished



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