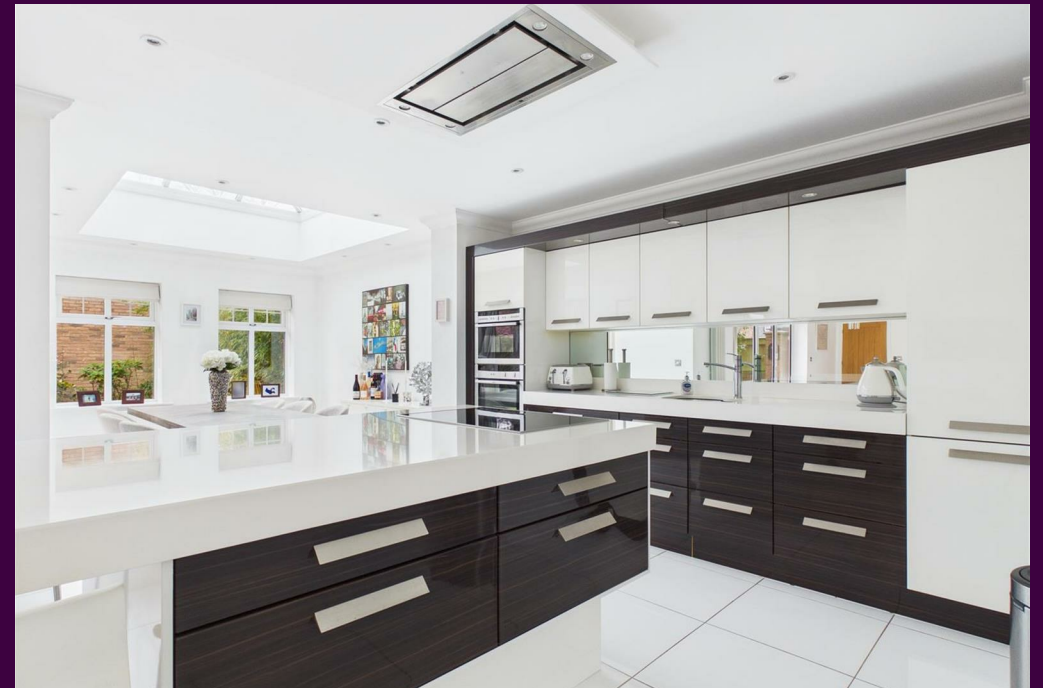


Moresby Walk, Ingleby Barwick



Asking Price £775,000

IH INGLEBY HOMES





This stunning 'self build' home is located within one of the most desirable areas of Ingleby Barwick, and simply demands internal inspection for its true quality, and extensive accommodation to be fully appreciated.

Stylish, especially large and packed with features, a high-spec finish has been achieved from top to bottom, with little expense spared - this is typified in the stunning open plan kitchen/diner/family space that boasts a superb fitted kitchen with 'island', bi-folding doors to the rear garden and a dining room/garden room adjoins with 'Lantern' style roof window.

The internal accommodation comprises a reception hall with imposing, feature 'Oak' staircase, cloakroom/WC, sitting room, lounge and the afore mentioned 35ft plus kitchen/family room open plan to the garden/dining room and utility to the ground floor. A rear hall leads to a staircase, accessing a first floor 'Guest Suite' above the large garage, delivering a large bedroom, with its own kitchen area, fitted robes and ensuite. The main first floor brings four of the six bedrooms, and a study, the 'Master' being especially generous, with 'French' doors opening to a 'Juliet' balcony overlooking the greenery, open views and farmland ahead, with its own walk-in dressing room and luxurious, feature bathroom. Bedrooms two and three share a full bathroom Jack 'n' Jill suite. The second floor is home to two further large bedrooms, the rooms share a further stylish ensuite shower room, one is currently optimised as an impressive games room, the other with its own walk-in dressing room.



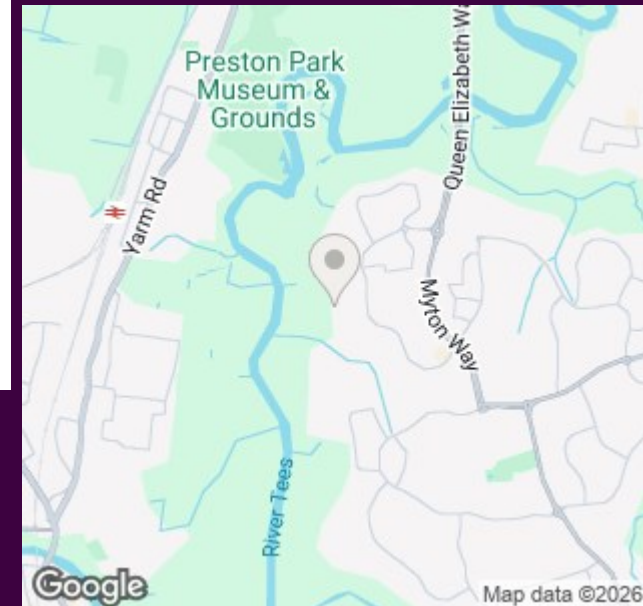
The delightful, enclosed garden, enjoys a generous patio with timber 'pergola', well tended lawn and established shrubs, greenery and plating within the borders, whilst built in lighting really brings it to life after dark. A block paved drive approaches the large double garage, which offers further scope to develop the first floor annex to a 'house size' annex, which is an avenue some buyers may want to investigate.

The Layout



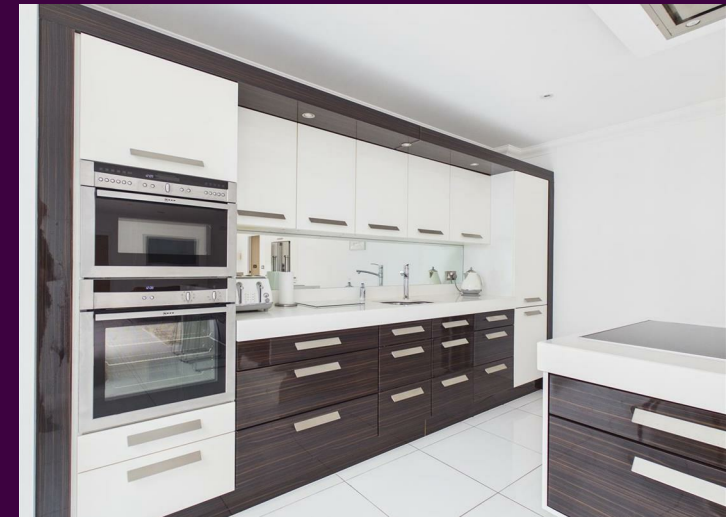
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
	81	83	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales

The Location

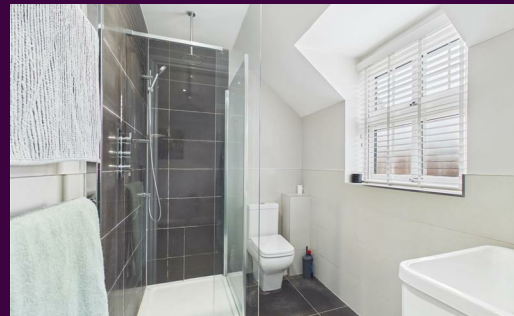


Council Tax Band:
Tenure:

G
Freehold



- Stunning 'Self-Build' property that delivers extensive accommodation
- Packed with quality and features
- Impressive open-plan kitchen/diner/family room with garden room off
- Accommodation over three large levels, with additional first floor annex
- Superb 'Master suite' with luxurious bathroom and dressing room
- Top floor games room, separate study with balcony
- Built in media and speaker/music systems



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