

# Hembury Court, Ingleby Barwick



£225,000





This impressive three-bedroom detached property is a fine example of its kind, having been remodelled internally, improved with external landscaping, and enhanced by a professional garage conversion.

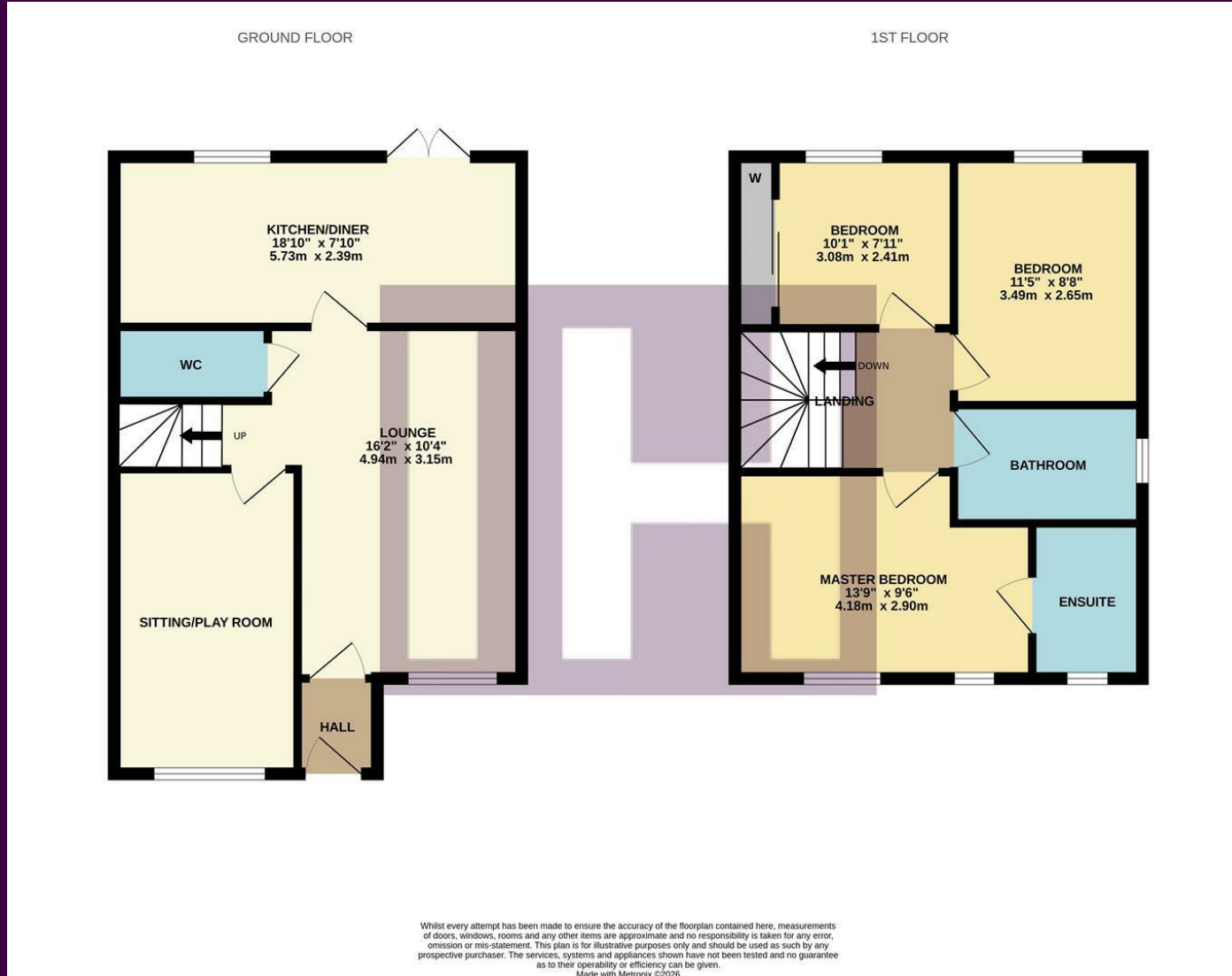
Situated at the head of this modern cul-de-sac, boasting a re-laid block-paved frontage which allows ample off-road parking, complimented by the landscaped rear garden which brings a re-laid patio bordered with established lavender, well-tended lawn and sizeable storage shed.

Internally, the accommodation comprises an entrance hall, spacious remodelled living room, cloakroom/WC, play room/sitting room provided by way of the well-executed conversion, and fabulous open-plan kitchen/diner on the ground floor.



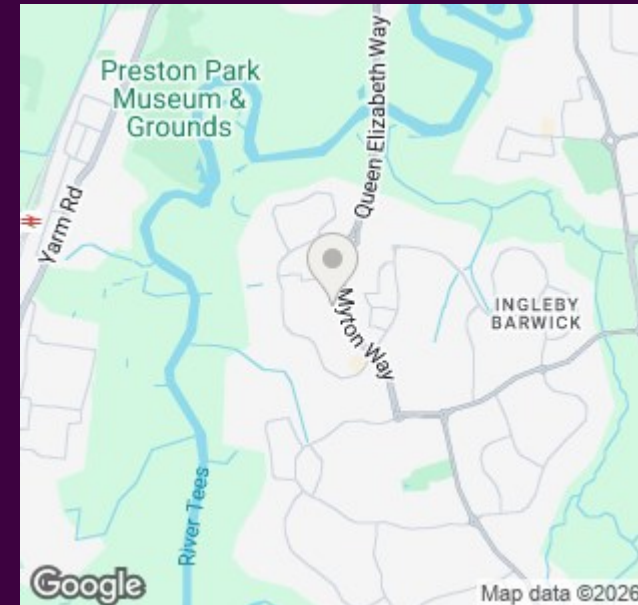
The first floor delivers three great bedrooms, the spacious 'Master' at the front, with modern ensuite, whilst bedroom three enjoys fitted robes, separate attractive family bathroom. Ingleby Homes recommended.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(81-91) <b>B</b>			(82 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales

# The Location



Council Tax Band:  
Tenure:

**D**  
Freehold



- An impressive example of its kind
- Enhanced by professional garage conversion
- Attractive landscaped rear garden, re-laid block-paved frontage
- Cul-de-sac position within favoured 'Rings' location
- Stylish and remodelled
- Viewing essential



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