

Arans Way, Ingleby
Barnsley



£439,950

IH INGLEBY HOMES





A substantial five bedroom detached family/executive home built by Avant Homes in 2022, which occupies an enviable 'tucked away' position within the sought-after 'Copper Gardens' development off Roundhill Avenue in Ingleby Barwick.

Still feeling 'Brand New' but already significantly improved, most notably with a fabulous 'Garden Cabin' and Solar Panels. The cabin sits at the rear of the enclosed garden, delivering a large, versatile space that can be optimised to suit a new owner, whether that be a home gym, studio, home-work space or simply garden bar. It boasts bi-fold doors, insulation, electrics, heating and hard-wired internet, with a WC and built-in side canopy that houses a sunken hot tub.

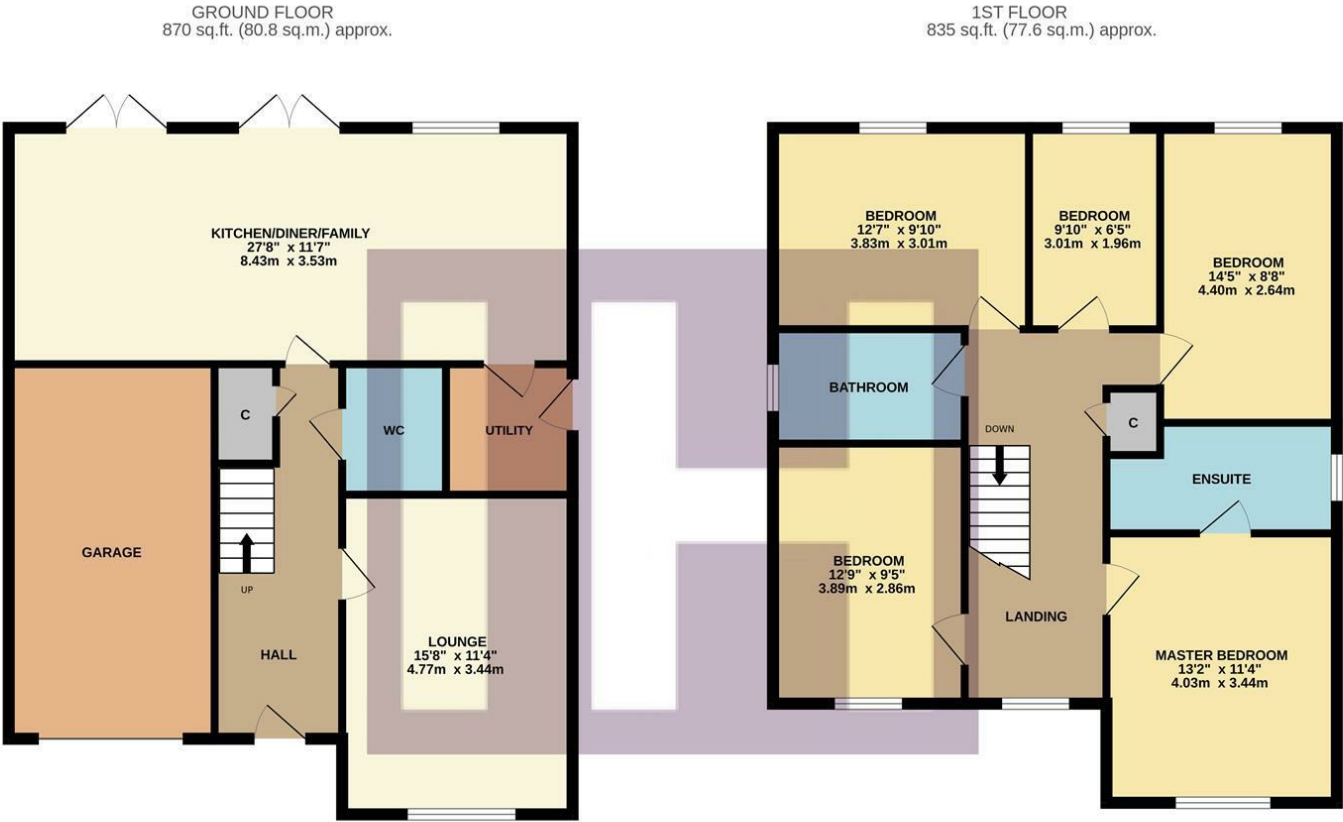
The solar panels benefit a new owner with much-reduced 'day to day' running costs for the family home.



Internally, the property is spacious and impressive, and brought to a standard typical of Avant's quality, briefly comprising an entrance hall, cloakroom/WC, independent lounge, stunning open-plan kitchen/diner/family space and utility off to the ground floor. The first floor brings five bedrooms, 'Master' with stylish ensuite, and attractive 'four-piece' suite family bathroom.

The unusually generous plot enjoys extensive front parking, with integral garage, and EV charging point, whilst the rear garden brings patio and lawn with the afore mentioned garden cabin and hot tub.

The Layout



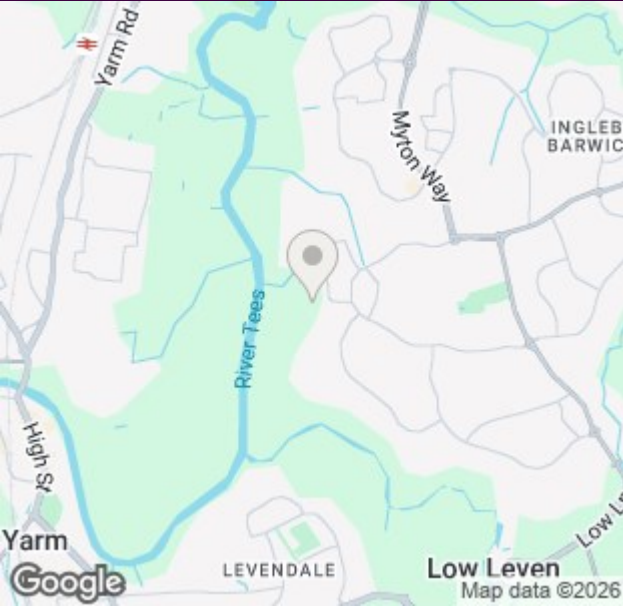
TOTAL FLOOR AREA: 1705 sq.ft. (158.4 sq.m.) approx.

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.

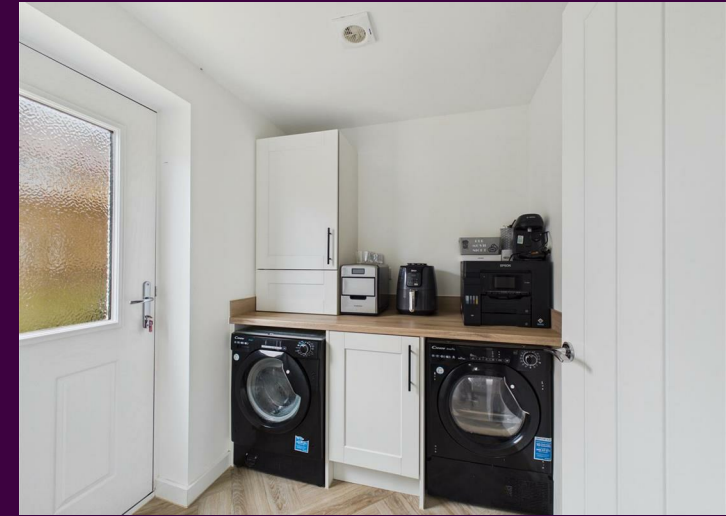
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A	92	94	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

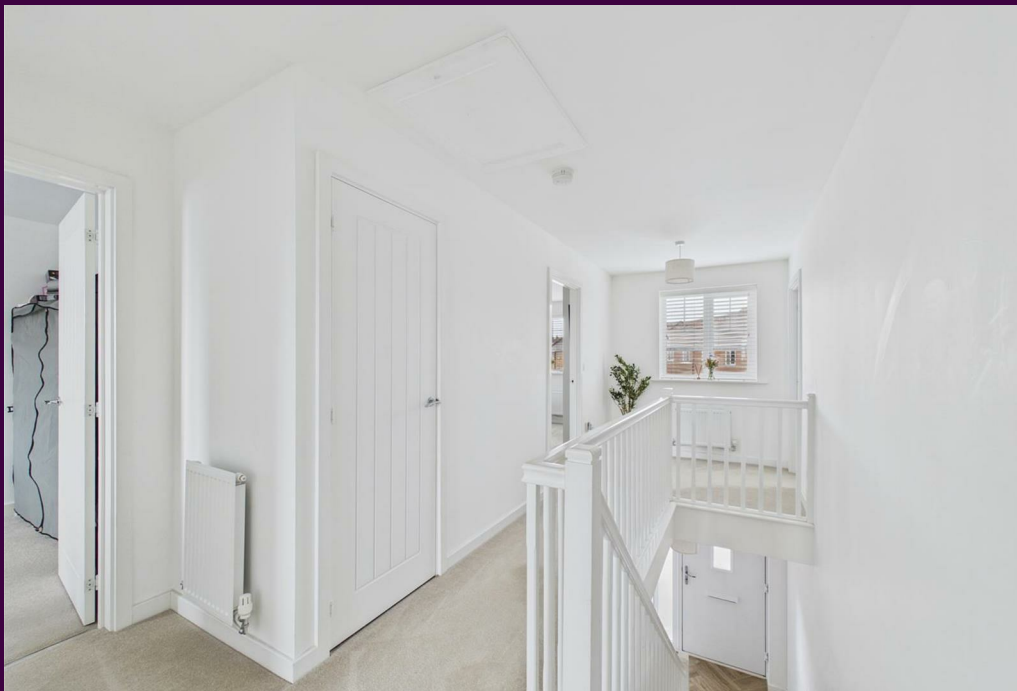
The Location



Council Tax Band: E
Tenure: Freehold



- Envious and generous plot on the sought-after 'Copper Gardens' development by Avant Homes
- Extensive front parking, and tucked off the main street
- Superb 'Garden Cabin' with bi-fold doors, internet, electric, insulation and canopied hot tub
- Solar panels benefitting new owner with reduced living to day costs
- Stunning five bedroom home, still feeling very much brand new
- Impressive open-plan kitchen/dining/family space
- Separate independent lounge
- Viewing essential



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