

Gilwern Court, Ingleby Barwick



£259,500

IH INGLEBY HOMES





Enjoying a cul-de-sac position with this popular 'Round Hill' area of Ingleby Barwick, ideal for 'highly regarded' schooling, whilst boasting a surprisingly generous rear garden, front garden and block paved drive/frontage

Internally, a professionally commissioned garage conversion has enhanced the accommodation, adding flexible space that can be optimised to suit a new owner, with utility space and study/playroom.



The ground floor also delivers an entrance hall, lounge, and open-plan kitchen/diner with cloakroom/WC off to the ground floor. The first floor provides four bedrooms, two with fitted robes and 'Master' with modern refitted ensuite, the separate family bathroom is also impressive and refitted.

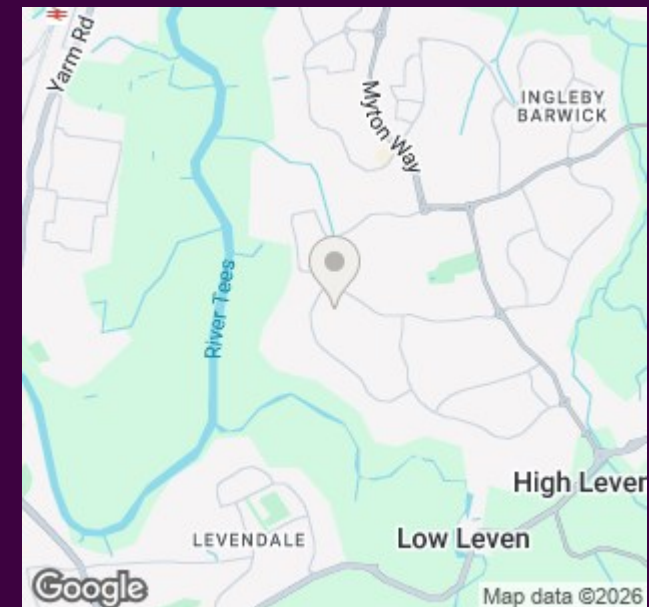
The Layout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	82
England & Wales		EU Directive 2002/91/EC	

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

The Location



Council Tax Band:
Tenure:

D
Freehold



- Cul-de-sac position within favored 'Round Hill' area of Ingleby Barwick
- Ideally positioned for 'highly regarded' local schooling
- Block-paved drive, generous westerly rear garden
- Professional garage conversion adding flexible accommodation
- Bay-fronted lounge, separate generous kitchen/diner
- Refitted bathroom and ensuite
- No forward chain



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