

Rothbury Close, Ingleby Barwick



Asking Price £395,000





This especially attractive, large style, four bedroom family home is located within the 'Heart' of Ingleby Barwick, perfectly positioned for nearby primary and secondary schooling, all of which are 'highly regarded'.

Occupying a lovely position and plot, within this particularly sought-after development, enjoying a well-tended front garden, generous block-paved drive which approaches the large double garage, and an enclosed rear garden which boasts a sunny aspect, plenty of privacy with lawn, patio, timber shed, and a borders which house a variety of established shrubs, trees and greenery.

Internally, the spacious accommodation is well-planned and flexible, briefly comprising a welcoming entrance hall, large independent bay-fronted lounge, rear dining/reception room, impressive rear conservatory, study, cloakroom/WC, and fitted kitchen/breakfast room to the ground floor.

The first floor delivers four great bedrooms, 'Master' with a range of fitted furniture, wardrobes and spacious ensuite bringing 'his & hers' sinks, low level WC and recessed shower closet, whilst bedrooms two and four also provide recessed fitted wardrobes, whilst the separate family bathroom provides a modern white suite.

Rothbury is an attractive and desirable location within Ingleby Barwick, and early viewing is advised.

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.

GROUND FLOOR ROOMS:

- LOUNGE: 17'11" x 12'9" (5.45m x 3.88m)
- DINING ROOM: 12'9" x 12'2" (3.88m x 3.71m)
- KITCHEN/BREAKFAST ROOM: 15'4" x 11'1" (4.67m x 3.37m)
- STUDY: 8'6" x 7'10" (2.58m x 2.39m)
- DOUBLE GARAGE: 18'6" x 16'11" (5.64m x 5.17m)
- HALL
- WC

1ST FLOOR ROOMS:

- MASTER BEDROOM: 12'9" x 10'7" (3.88m x 3.22m)
- BEDROOM: 10'5" x 8'5" (3.16m x 2.56m)
- BEDROOM: 11'6" x 10'6" (3.52m x 3.21m)
- ENSUITE
- BATHROOM
- LANDING

TOTAL FLOOR AREA: 1769 sq.ft. (164.4 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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The Location



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Freehold



- Sought-after 'Rothbury Close' address within the 'Heart' of Ingleby Barwick
- Ideally positioned for local primary and secondary schooling
- Attractive plot with lovely gardens, block-paved drive and double garage
- Spacious lounge, dining room, large conservatory, study and kitchen/breakfast room
- Master bedroom with a a range of furniture and ensuite
- Early viewing advised



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