



**Walkers**  
People & Property

9a Rye Walk, Ingatestone  
£700,000

# 9a Rye Walk

## Ingatstone

Situated in a quiet cul-de-sac position within walking distance of Ingatstone village is this rarely available and deceptively spacious four bedroom detached family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Village Location
- Four Bedrooms
- Double Garage
- No Onward Chain





## 9a Rye Walk

### Ingatstone

Situated in a quiet cul-de-sac position within walking distance of Ingatstone village is this rarely available and deceptively spacious four bedroom detached family home, offering opportunity to remodel if required. Offering excellent versatile accommodation, with we believe added potential to extend if desired.

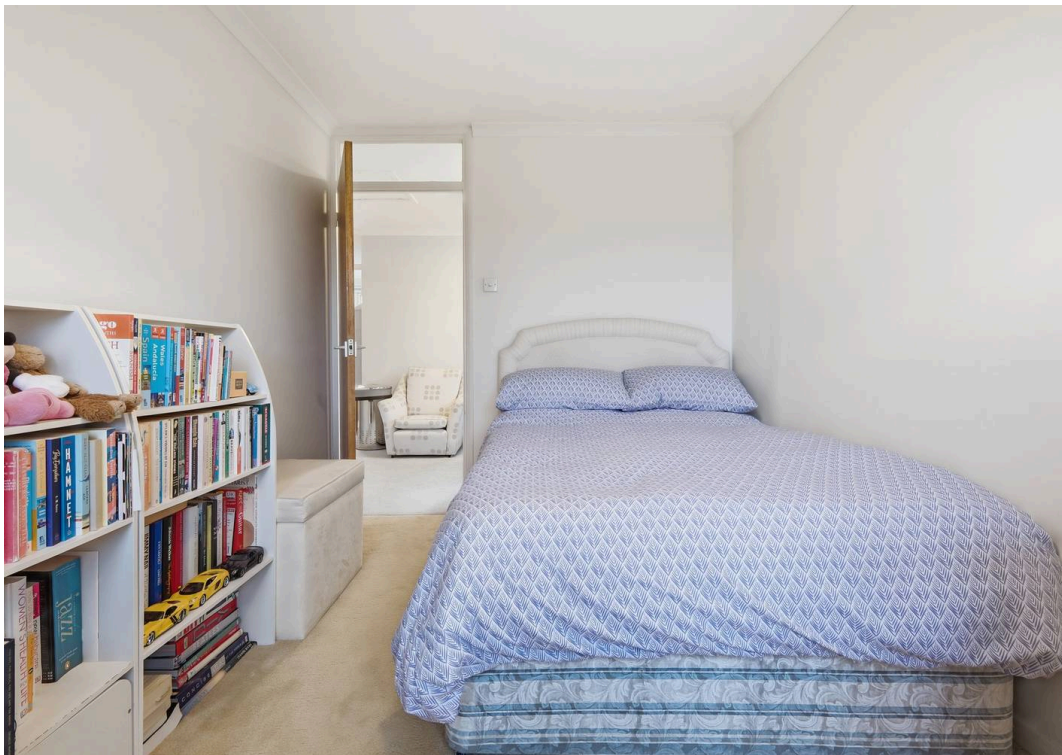
Approached via a beautifully maintained front garden with potential to provide parking for several vehicles together with a double garage to the rear of the property.

The ground floor commences with a welcoming hallway leading to a spacious lounge with a feature bay window overlooking the front elevation, open from here into the dining room with patio doors onto the garden. The kitchen is well fitted with a range of units and some fitted appliances. A convenient door from the kitchen opens on to the side elevation giving access to the garden and front driveway. There is also a ground floor cloakroom.

To the first floor you are welcomed with a large landing area and access to the loft. The master bedroom and bedroom two overlook the rear elevation, with the master having an ensuite shower room. Bedroom three and four lay to the front of the home with the three piece bathroom being centrally located to all. Three of the four bedroom have large storage cupboards.

To the exterior there is a pleasing and overlooked rear garden, commencing with a paved patio ideal for outdoor dining and entertaining. The majority of the garden has been laid to lawn with an array of mature evergreen trees and shrubs. As previously





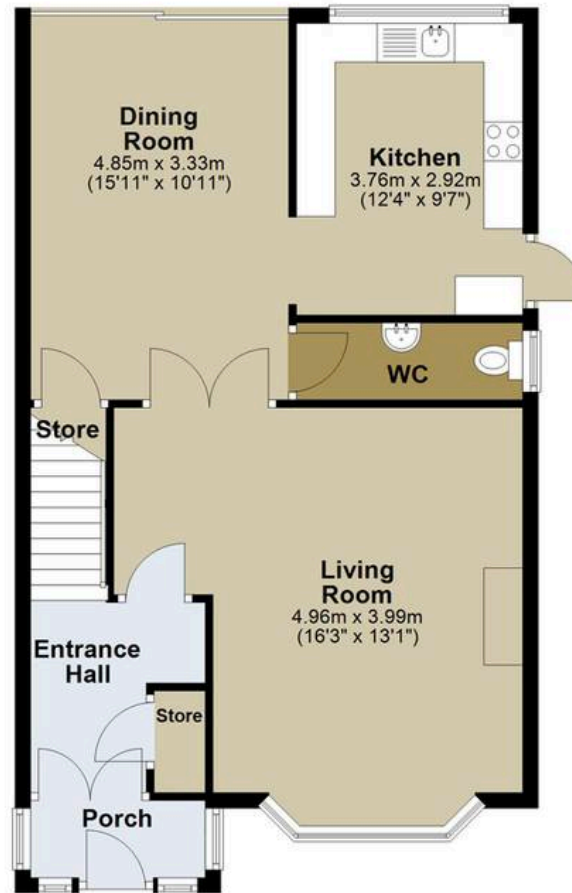






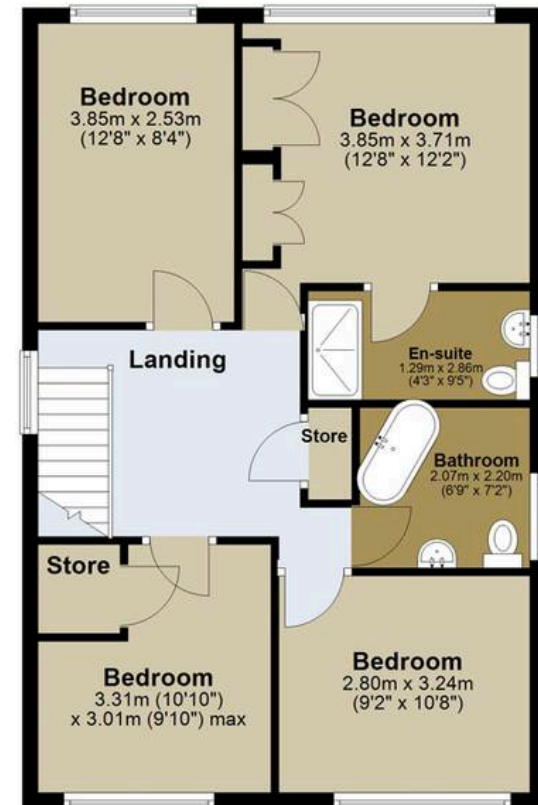
**Ground Floor**

Approx. 65.8 sq. metres (708.3 sq. feet)



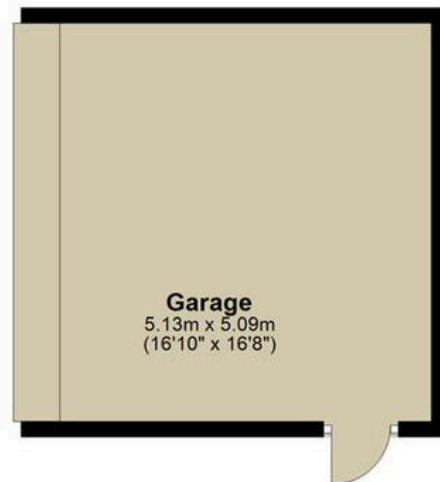
**First Floor**

Approx. 63.8 sq. metres (686.4 sq. feet)



**Outbuilding**

Approx. 26.1 sq. metres (281.3 sq. feet)



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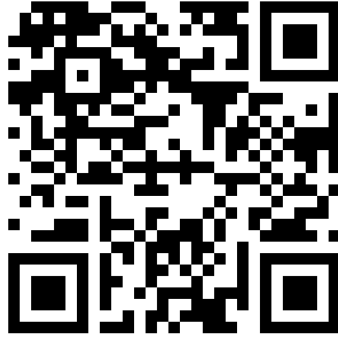


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## About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

## Get In Touch



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