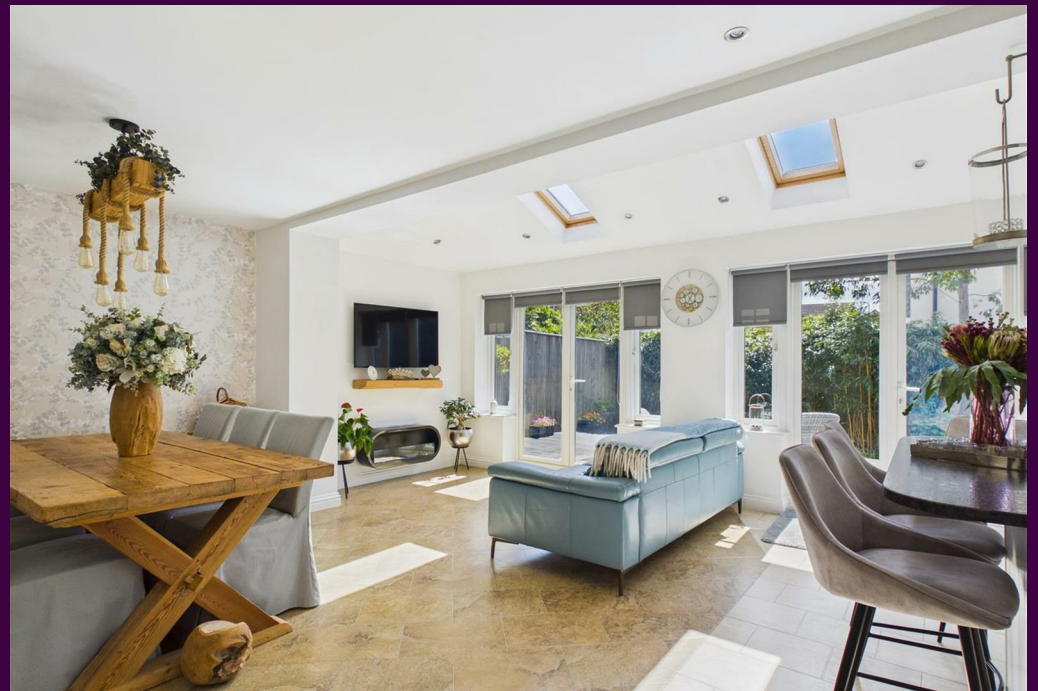


Nevern Crescent, Ingleby Barwick



£459,995

IH INGLEBY HOMES





Built to this larger 'executive' style, one of only two of its type locally, and since further extended, remodelled and very much upgraded - this outstanding property is sure to prove popular.

Brought to a terrific standard throughout, with the stunning open-plan kitchen/dining/family space being the 'hub' of the home. A fabulous area that has benefited from a professionally executed rear extension, and helping deliver a living space that is sure to impress. bringing together the quality kitchen with quartz surfaces and breakfast bar, 'Range' cooker, and 'Quooker' boiling water tap - to the spacious dining area and rear 'Vaulted' ceiling living space, with two sets of 'French' doors to the garden. A coordinated utility is off, providing internal access to the double garage, with replaced electric doors, and rear door to the garden.

The ground floor also delivers a welcoming entrance hall, with 'Amtico' flooring - a feature repeated in much of the property, refitted cloakroom/WC, a generous independent lounge and sperate study/play room. The first floor provides four impressively generous double bedrooms, three with fitted sliding robes, one being the superb 'Master' which also enjoys a dressing room with further robes, and refitted ensuite. A further refitted ensuite benefits bedroom two, whilst the separate family bathroom is brought to a standard of which by now, you will have come to expect.

A lawned front garden is well-tended with mature tree, sitting alongside the extensive block-paved rive that approaches the side double garage. Complimented by the attractive rear garden, with modern composite deck with built-in lighting, lawn, established greenery and fantastic BBQ House. (Artic Cabin). Ingleby Homes recommended.

GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.

1ST FLOOR
1006 sq.ft. (93.4 sq.m.) approx.

GROUND FLOOR DETAILS:

- KITCHEN/DINING/FAMILY: 25'9" x 19'4" (7.84m x 5.90m)
- LOUNGE: 18'4" x 11'6" (5.59m x 3.51m)
- WC
- HALL
- UTILITY
- STUDY: 10'3" x 8'0" (3.12m x 2.44m)
- DOUBLE GARAGE

1ST FLOOR DETAILS:

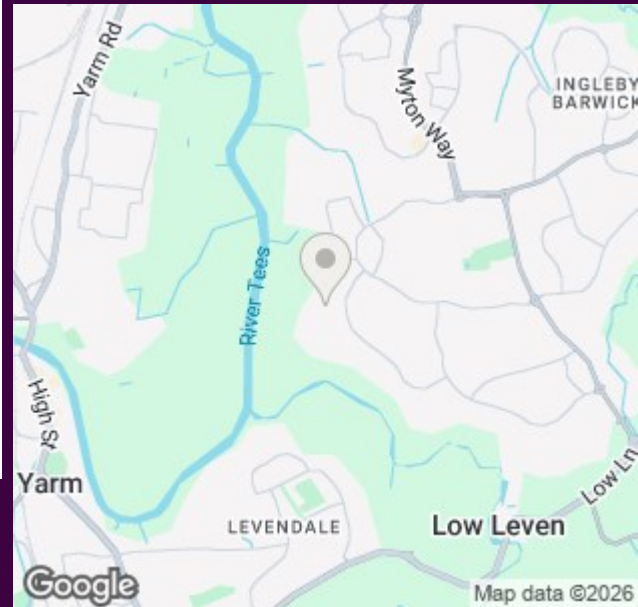
- BEDROOM: 18'0" x 8'6" (5.49m x 2.58m)
- BATHROOM
- DRESSING ROOM: 9'2" x 8'6" (2.79m x 2.58m)
- ENSUITE
- LANDING
- CUPBOARD
- MASTER BEDROOM: 17'3" x 10'1" (5.26m x 3.07m)
- BEDROOM: 15'8" x 11'5" (4.78m x 3.51m)
- BEDROOM: 15'4" x 11'6" (4.68m x 3.51m)
- ENSUITE

TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.

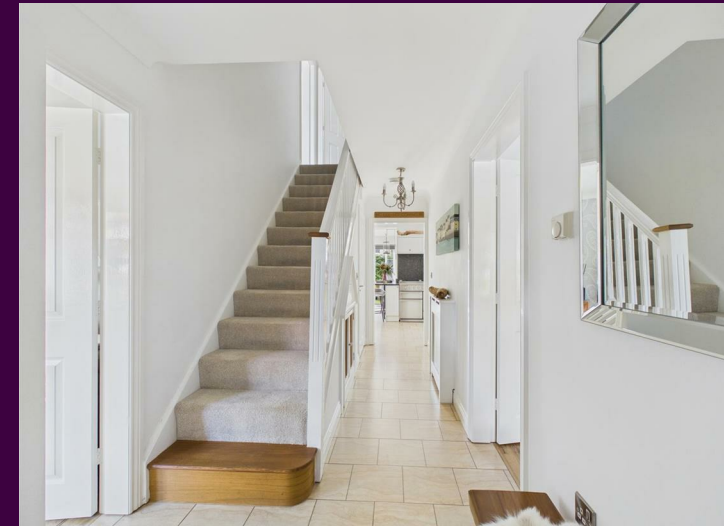
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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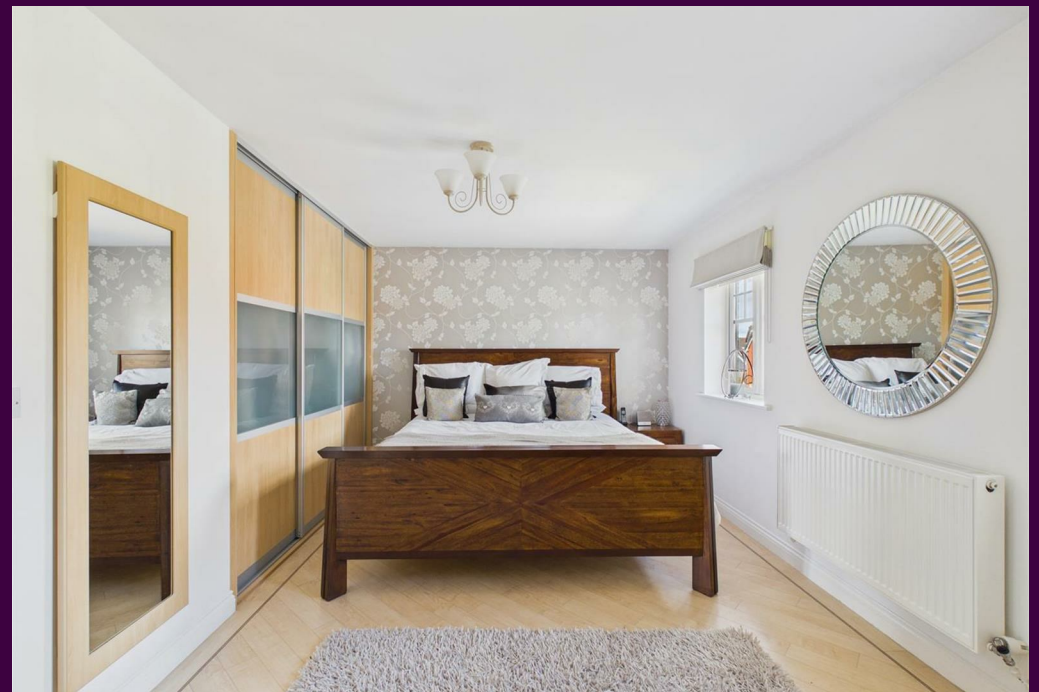
The Location



F
Freehold



- An especially generous, four double-bedroom 'Bellway' design
- One of only two of its type locally
- Extended and remodelled ground floor, featuring a stunning kitchen/dining/family space
- Desirable 'Ingleby Barwick' location
- Southerly rear garden with 'Artic Cabin' BBQ Pod
- Front garden, extensive block-paved drive and double garage
- Impressive 'Master' suite of large bedroom, dressing room and ensuite
- Stylish upgraded bathrooms throughout



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