

Silton Grove,



Offers Over £235,000

IH INGLEBY HOMES





Deceptively spacious, extended and boasting a fabulous extensive rear garden - this impressive property is situated within this favoured Hartburn location and certainly merits early inspection.

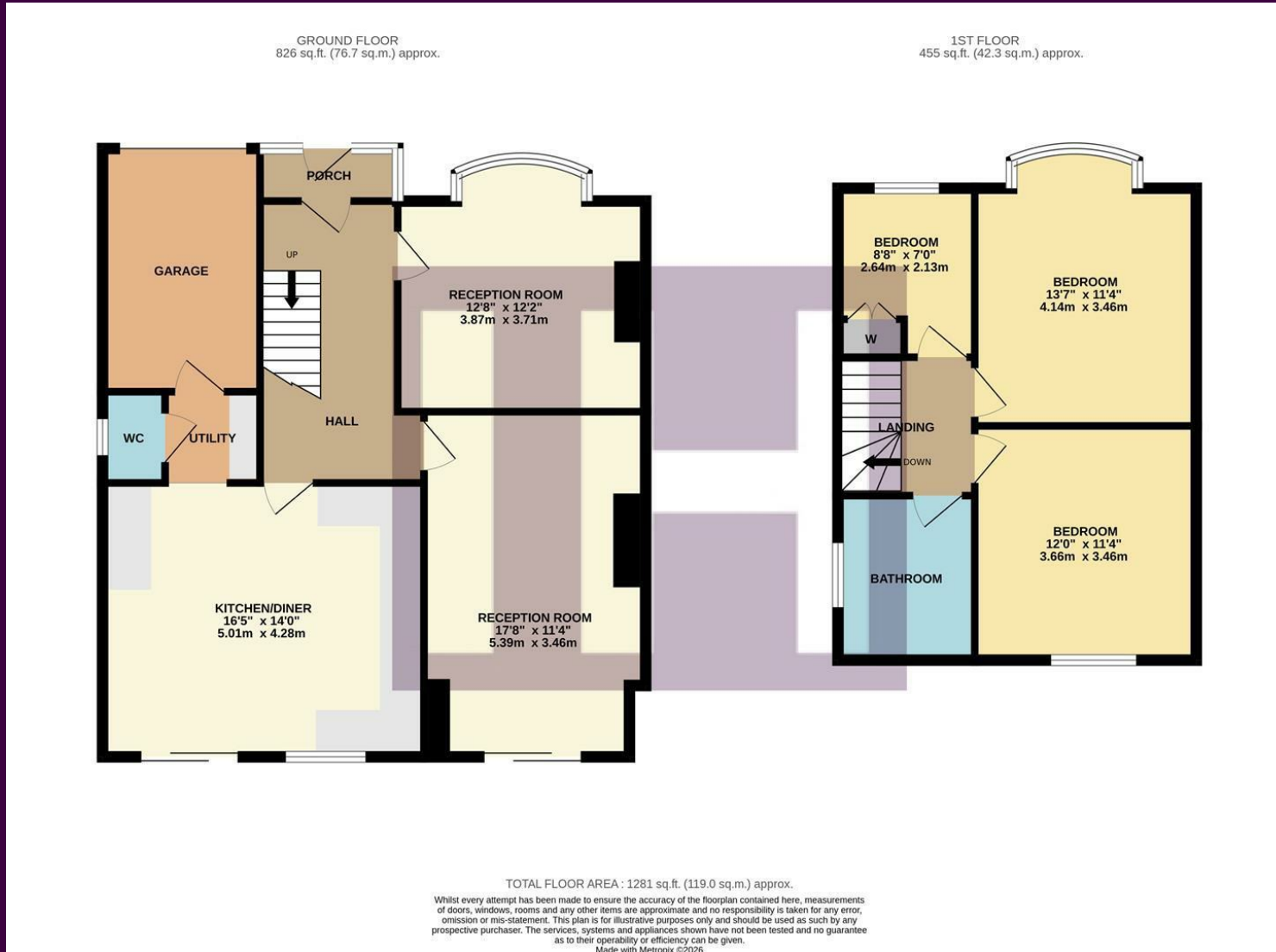
The living space on the ground floor is significantly enhanced, by longstanding 'full-width' rear and side extensions works, that help to deliver a a ground floor that boasts a porch, welcoming entrance hall, spacious open-plan kitchen/diner with under floor heating, utility, cloakroom/WC and two spacious reception rooms - both with feature open-fires, the rear with patio doors to the rear garden, and front being 'bay-fronted'.



The first floor brings the four-piece white suite family bathroom, three good bedrooms, the third with fitted robes, front bay-fronted and rear with feature panelling and views over the lovely garden.

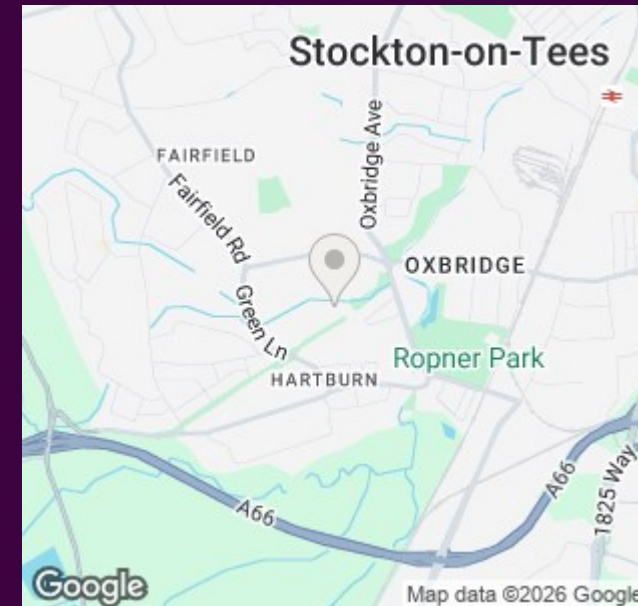
A drive to the front allows off-road parking for two vehicles comfortably, and approaches the side garage - with internal access. The rear garden, being a particular strength, is especially generous, with an extensive near-end timber deck, gazebo sitting area, sprawling lawns, timber summer house within the lower section, along with a patio. All established and packed with greenery. A fine example of its kind.

The Layout



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

The Location



Council Tax Band:
Tenure:

C
Freehold



- Favoured 'Hartburn' location
- Generous extended ground floor accommodation
- Open-plan kitchen/diner with under floor heating, two generous reception rooms - both with open fires
- Useful utility and ground floor WC
- Four-piece white suite family bathroom
- Extensive gardens with lawns, deck, patio and summer house
- Drive and garage



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