

Hillmorton Road, Ingleby Barwick



Asking Price £295,000

IH INGLEBY HOMES





This 'larger style' detached family property certainly merits early inspection, with features such as four double bedrooms, spacious room sizes, its 'Broom Hill' location and generous garden that enjoys a private rear outlook!

The ground floor accommodation delivers a welcoming entrance hall, cloakroom/WC, generous lounge, separate dining room with 'French' doors to the garden, and separate fitted kitchen/breakfast room with utility off. The first floor bringing the four double bedrooms, 'Master' with ensuite and robes, with further robes benefitting bedroom three, whilst the fourth bedroom has been professionally fitted with quality fitted robes, cabinets and display shelving, to provide a very impressive dressing room. Separate family bathroom.



Externally, a double width drive provides off-road parking, and approaches the integral garage, with the front garden being laid to lawn, and enclosed within established hedging. Complimented by the rear garden which boasts a delightful private rear outlook, with mature greenery and trees beyond, fully fence enclosed and laid mainly to lawn, with near end patio and far end, full width, timber deck. Perfectly positioned for fantastic amenities and 'highly regarded' schooling.

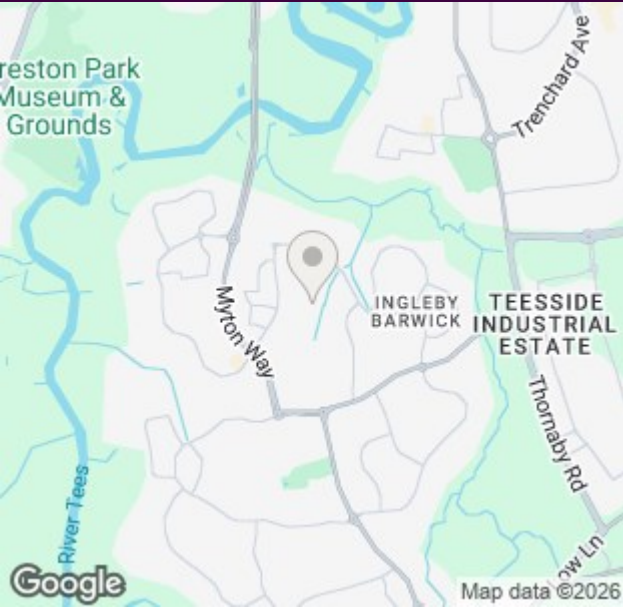
The Layout



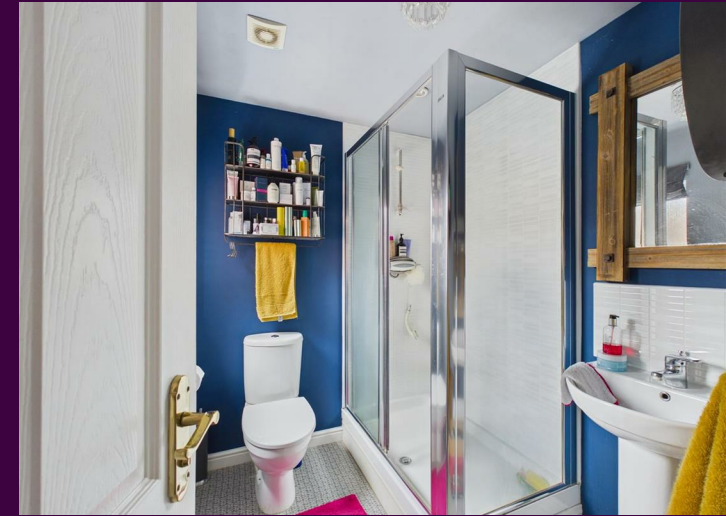
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022

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

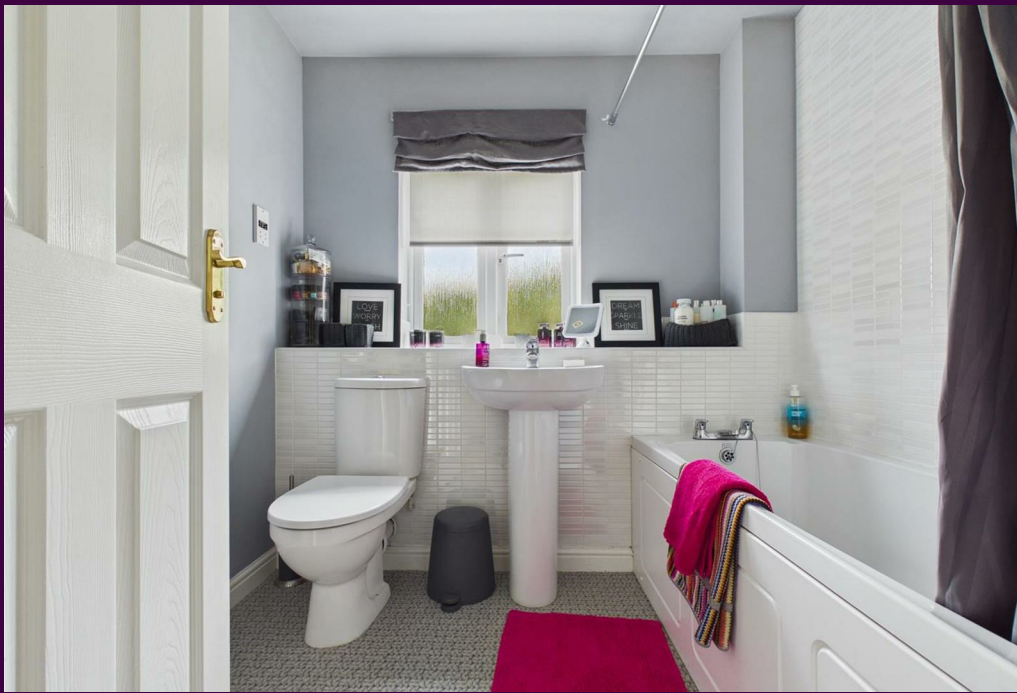
The Location



Council Tax Band: E
Tenure: Freehold



- 'Larger Style' four double bedroom detached property
- Attractive, and generous rear garden with enviable private outlook
- Impressive, professionally fitted bespoke dressing room to bedroom four
- Separate spacious lounge, kitchen/breakfast room and dining room
- Master bedroom with robes and ensuite
- Favoured 'Broom Hill' location



www.ingleby-homes.co.uk
01642 671025