

Gilwern Court, Ingleby Barwick



£249,995





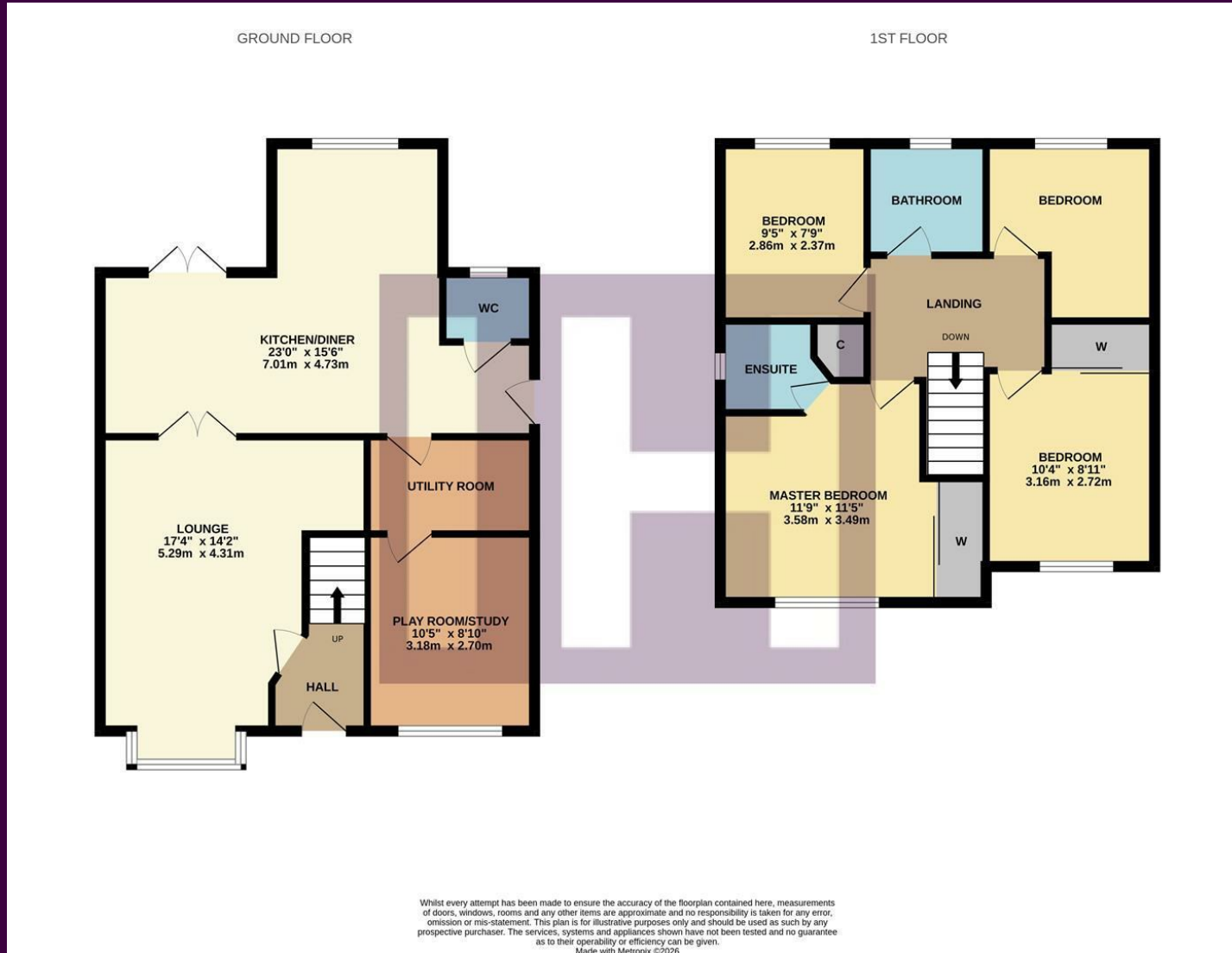
Enjoying a cul-de-sac position with this popular 'Round Hill' area of Ingleby Barwick, ideal for 'highly regarded' schooling, whilst boasting a surprisingly generous rear garden, front garden and block paved drive/frontage

Internally, a professionally commissioned garage conversion has enhanced the accommodation, adding flexible space that can be optimised to suit a new owner, with utility space and study/playroom.



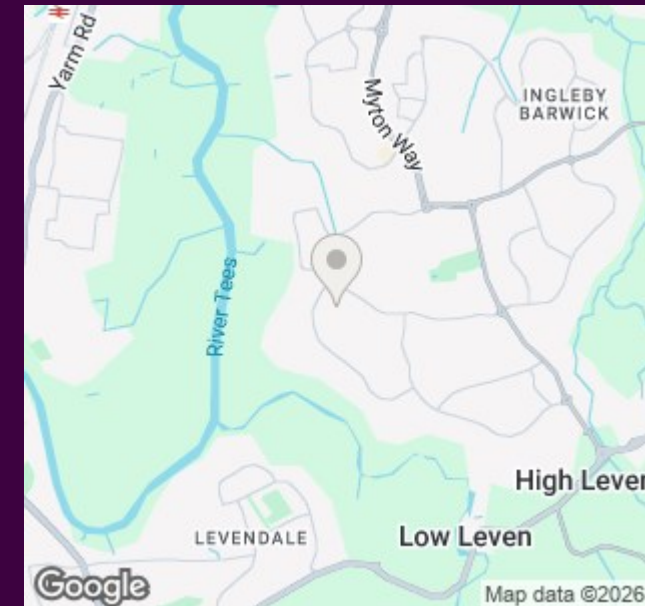
The ground floor also delivers an entrance hall, lounge, and open-plan kitchen/diner with cloakroom/WC off to the ground floor. The first floor provides four bedrooms, two with fitted robes and 'Master' with modern refitted ensuite, the separate family bathroom is also impressive and refitted.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	

# The Location



Council Tax Band:  
Tenure:

D  
Freehold



- Cul-de-sac position within favored 'Round Hill' area of Ingleby Barwick
- Ideally positioned for 'highly regarded' local schooling
- Block-paved drive, generous westerly rear garden
- Professional garage conversion adding flexible accommodation
- Bay-fronted lounge, separate generous kitchen/diner
- Refitted bathroom and ensuite
- No forward chain



[www.ingleby-homes.co.uk](http://www.ingleby-homes.co.uk)  
01642 671025

**IH** INGLEBY HOMES