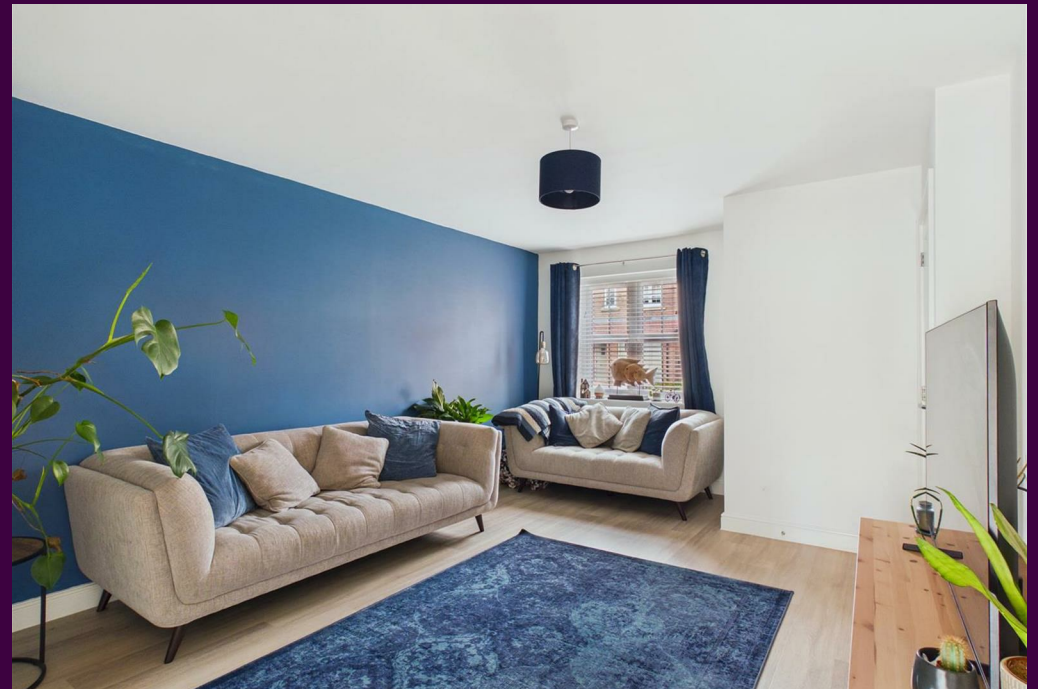
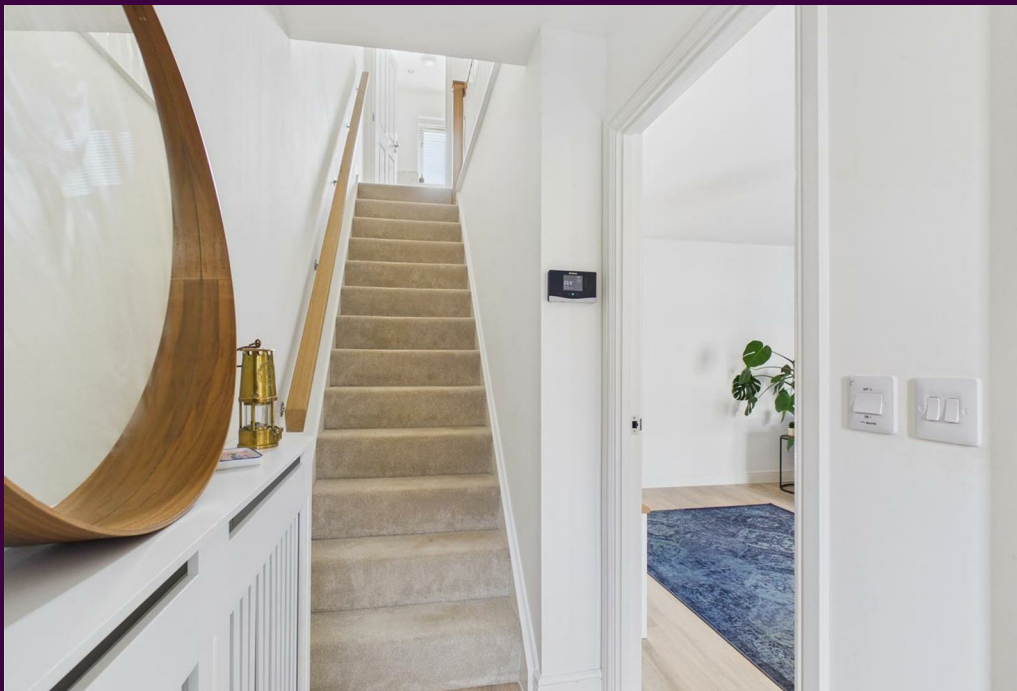


Thringarth Close,
Ecclecliffe



£199,995

IH INGLEBY HOMES





This 'almost new' property is situated on the desirable 'Sadler Woods' development within Eaglescliffe, constructed by Story Homes.

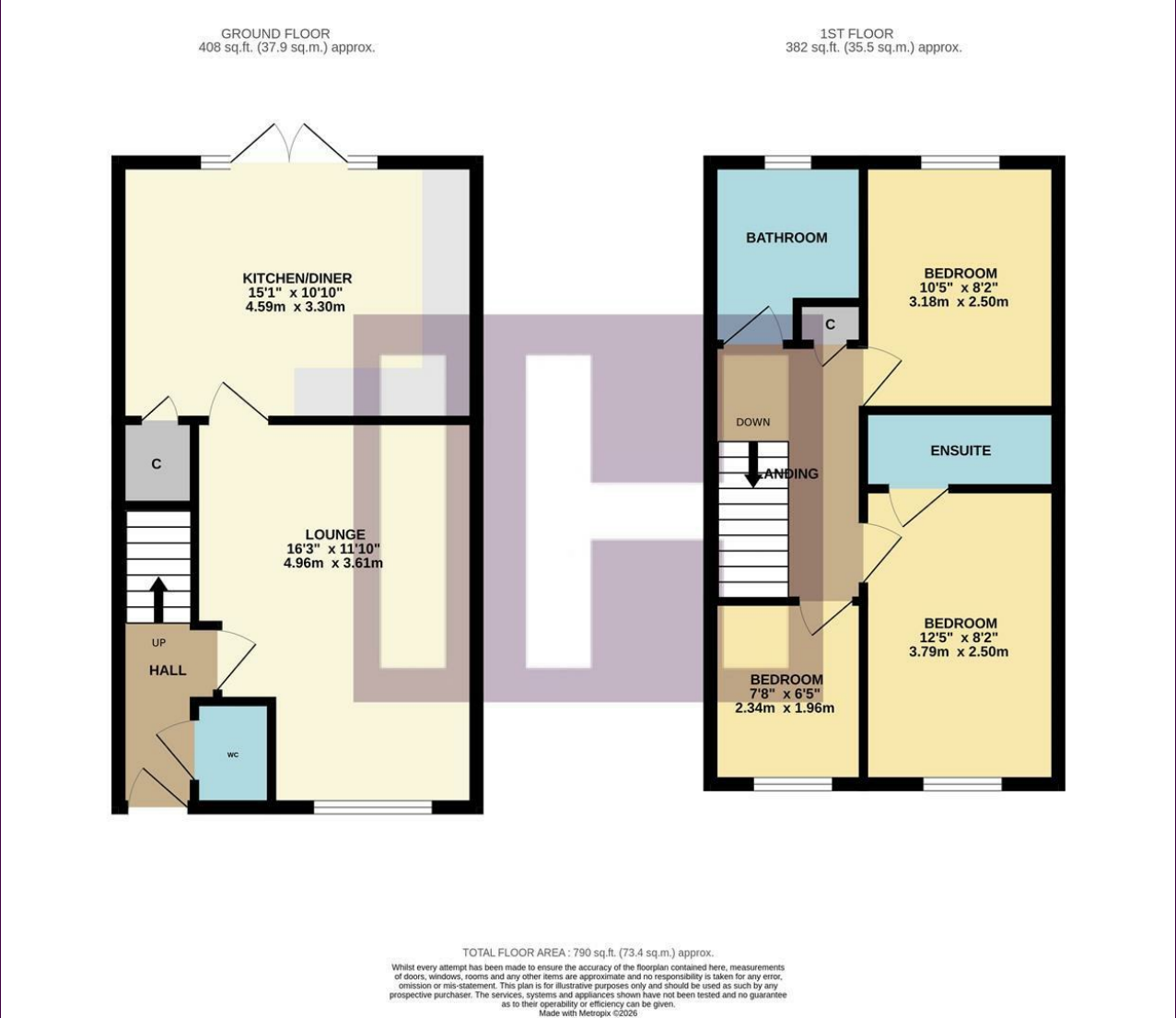
Delivering modern and deceptively accommodation over two impressive levels, the ground floor brings an entrance hall, cloakroom/WC, generous lounge and fantastic open-plan kitchen/diner with a range of integrated appliances and 'French' doors accessing the garden, on the ground floor.

The first floor brings three good bedrooms, 'Master' with attractive ensuite, and separate impressive family bathroom with 'double ended' bath.

A lengthy side drive is laid to a modern block-paved and allows ample off-road parking, complimented by the rear garden which is fully fence enclosed, with patio, lawn and shed. Built-in PV roof panels help reduced day to day costs and improve efficiency. Viewing advised.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current			Current		
Potential			Potential		
92			92		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

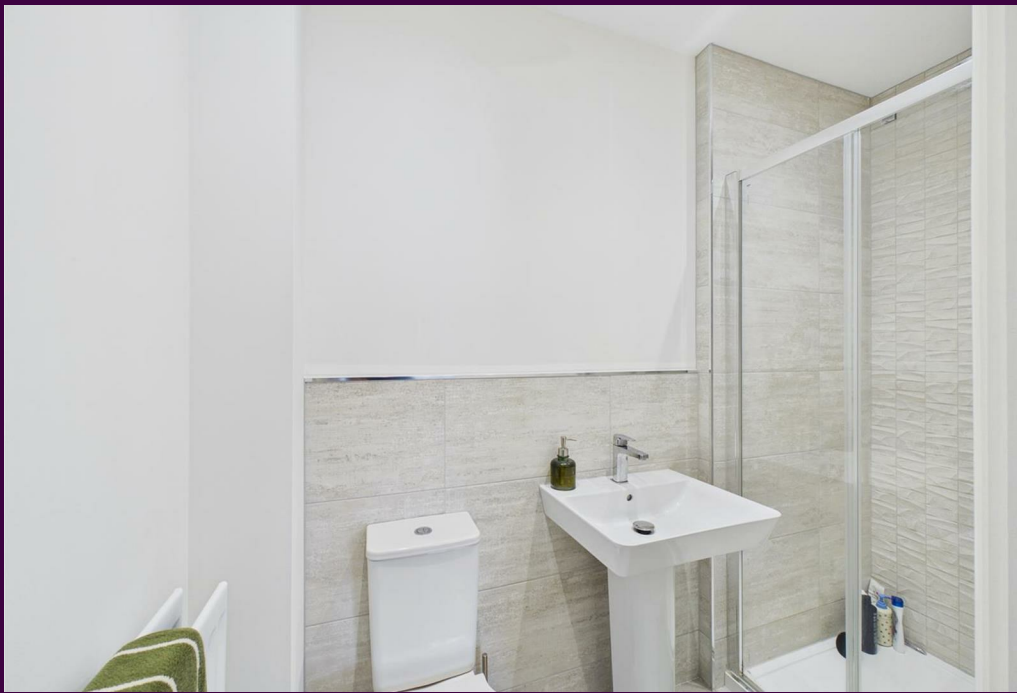
The Location



Council Tax Band: C
Tenure: Freehold



- The desirable 'Harper' design by Story Homes
- Sought after Eaglescliffe location
- Modern and deceptively spacious
- Generous lounge, separate open-plan kitchen/diner
- Master bedroom with ensuite
- Lengthy, block-paved drive and enclosed rear garden



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