

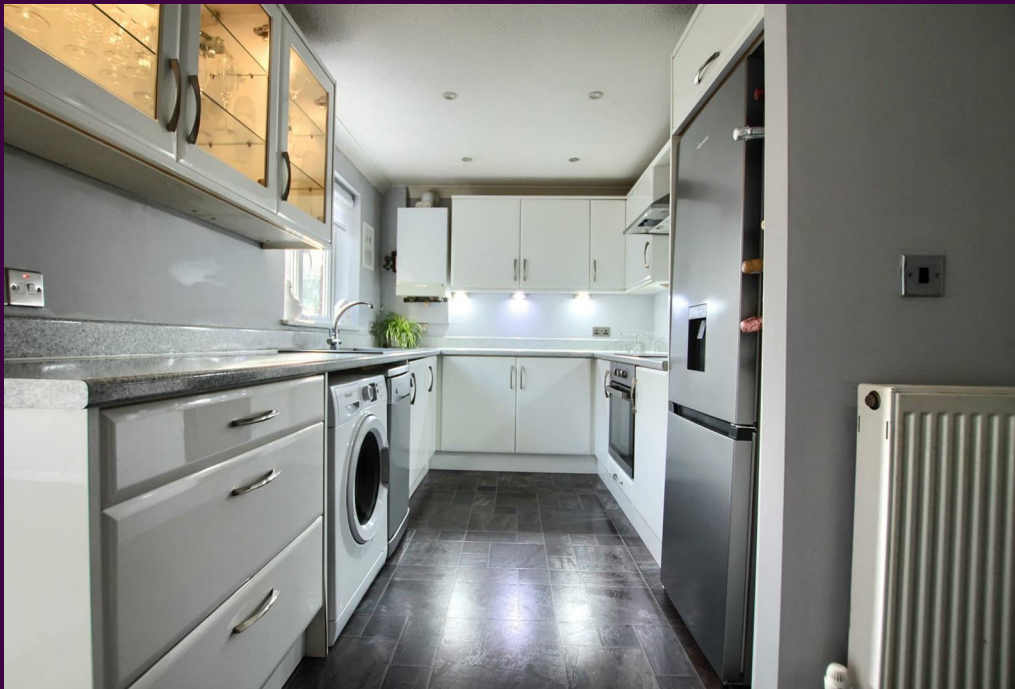
Bamburgh Court, Ingleby

Detached



Reduced £259,950

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Occupying a pleasant position within a sought-after residential development in a quiet cul de sac, this attractive five bedroom detached home offers spacious and modern accommodation arranged over three well-planned levels.

Externally, the property features a fully tarmacked frontage providing ample parking and leading to an integral garage. The garage has been thoughtfully divided, with one half retained for storage and the other converted into a practical office space, ideal for home working. To the rear, a fence-enclosed garden enjoys a favourable aspect, mainly laid to lawn with a patio seating area, mature borders, and a side access gate.

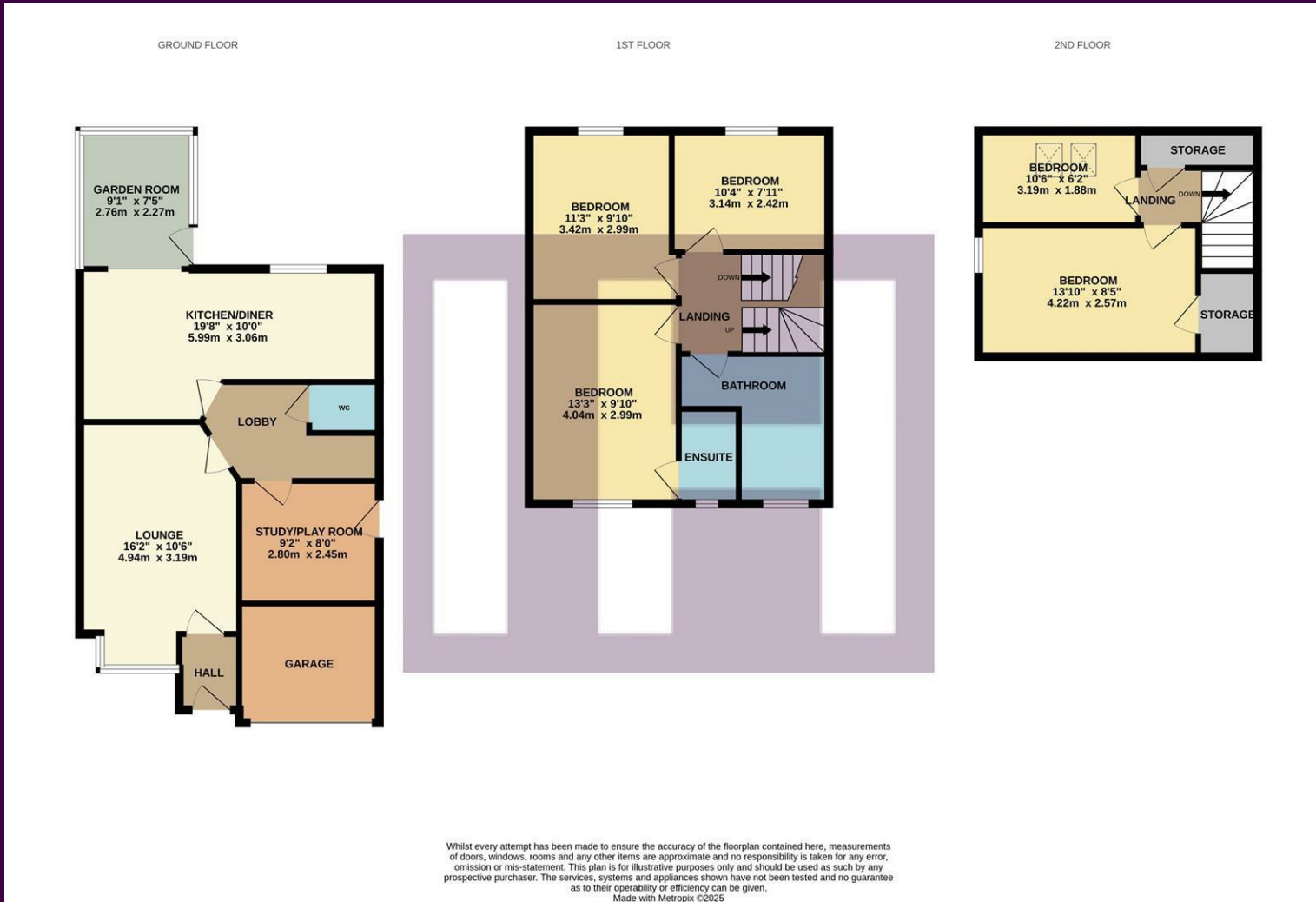
Inside, the accommodation briefly comprises an inviting entrance hall, a comfortable lounge, inner hallway, cloakroom/WC, a dining room that opens into a bright and airy sun room overlooking the rear garden, and a modern fitted kitchen with integrated appliances on the ground floor.

The first floor offers three bedrooms, including a principal bedroom and a stylish ensuite and the family bathroom.

The second floor has been cleverly adapted to provide two additional rooms, offering great flexibility for use as bedrooms, offices, or hobby spaces. One of these rooms benefits from useful built-in cupboard storage, while the landing also includes a further storage cupboard.

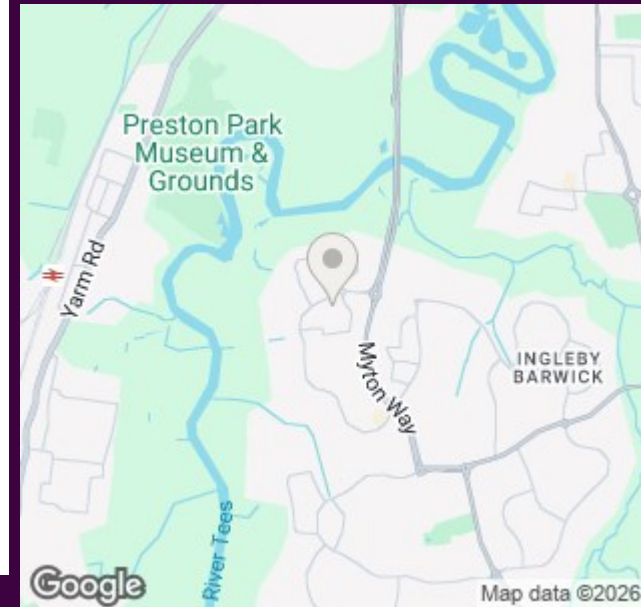


The Layout



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		73			81
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

The Location



Council Tax Band:
Tenure:

D
Freehold



- Attractive five bedroom detached home over three levels in cul-de-sac position
- Favoured 'Rings' location
- Fully tarmacked driveway with off-road parking
- Integral garage split: storage & home office
- Dining room opens into a bright sun room
- Modern and tasteful decor throughout
- Master bedroom with a modern ensuite
- Two flexible top-floor rooms, one with cupboard storage



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