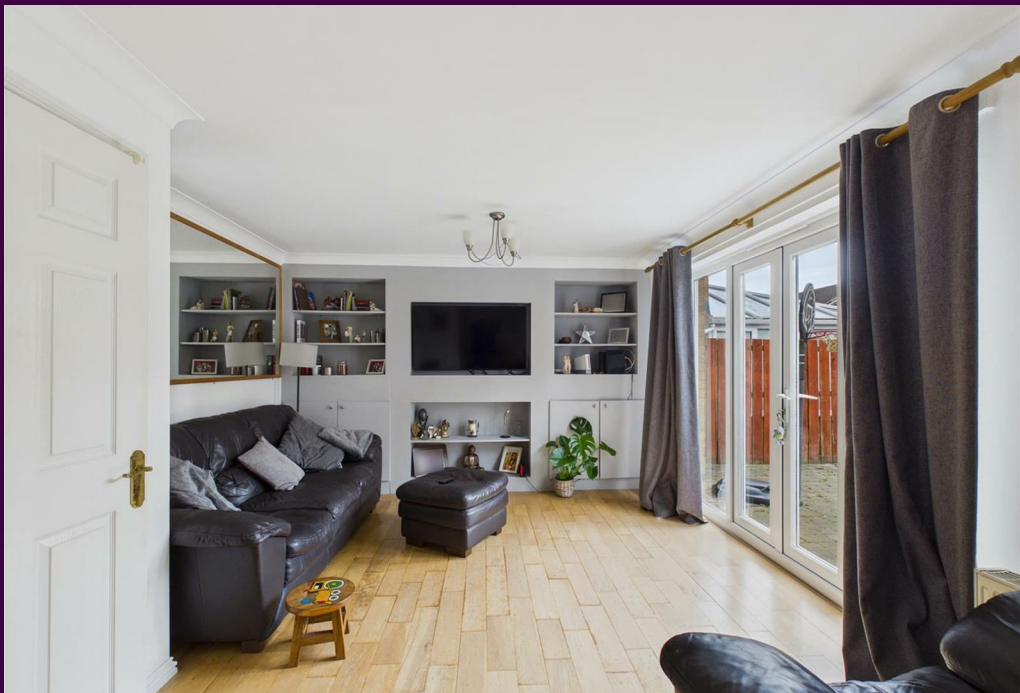


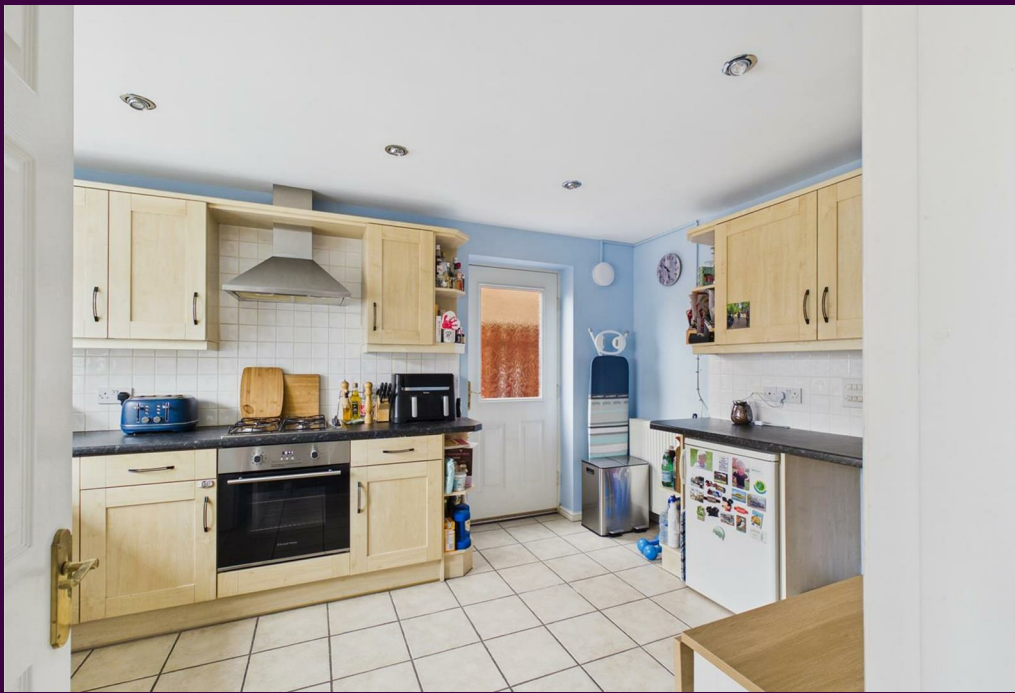
Church Field Way, Ingleby Barwick



£255,000

IH INGLEBY HOMES

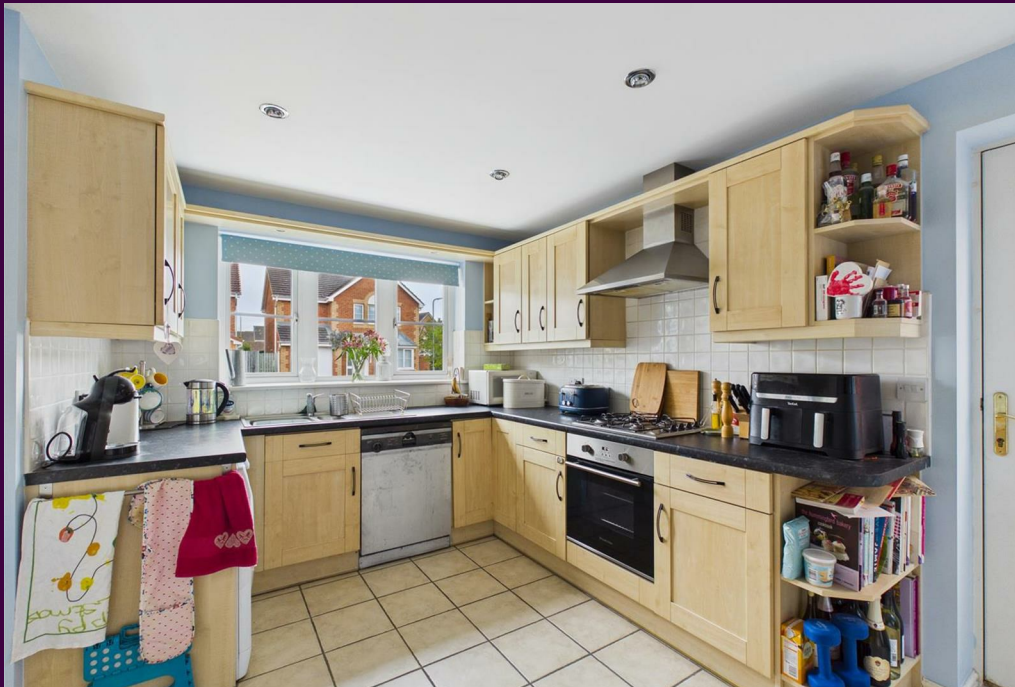




This attractive, 'McLean' built home is pleasantly positioned within this sought-after 'Broom Hill' area of Ingleby Barwick, just moments from 'highly regarded' primary schooling, with nearby secondary schooling and fantastic amenities.

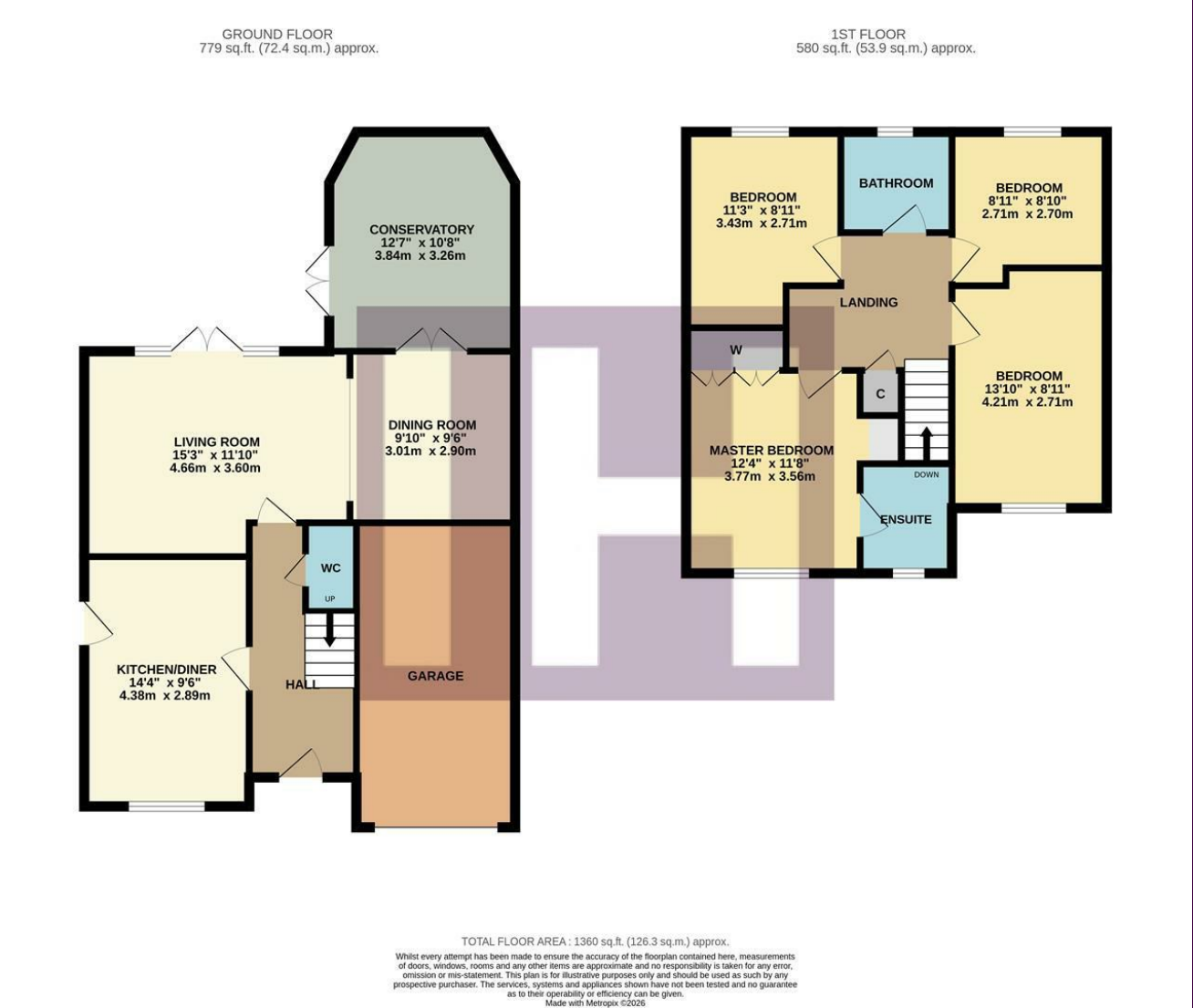
Enjoying attractive and established front and rear gardens with a double-width drive and integral garage providing ample parking.

Internally, the ground floor enjoys a spacious, open-plan lounge/diner which spans the full width at the rear of the property, with a built-in media wall to the lounge end, and is further enhanced with two sets of 'French' doors, one accessing the garden, the other the lovely conservatory. An entrance hall, cloakroom/WC and kitchen/breakfast room sit at the front.



The first floor brings four bedrooms, 'Master' with ensuite and robes, separate modern family bathroom. Priced for an early sale under a Barratt part exchange scheme, call Ingleby Homes 01642671025 to arrange your visit.

The Layout



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

The Location



Council Tax Band: D
Tenure: Freehold



- Priced for early sale with 'Barratt' homes - call 01642 671025
- Attractive, established garden front and rear
- Double-width driveway and integral garage
- Spacious rear lounge/diner with 'media-wall' and 'French' doors to garden
- Separate kitchen/breakfast room
- Four first floor bedrooms, 'Master' with ensuite and robes
- Favoured 'Broom Hill' location, close to 'highly regarded' schooling



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