

Usk Court, Ingleby Barwick



£255,000

IH INGLEBY HOMES





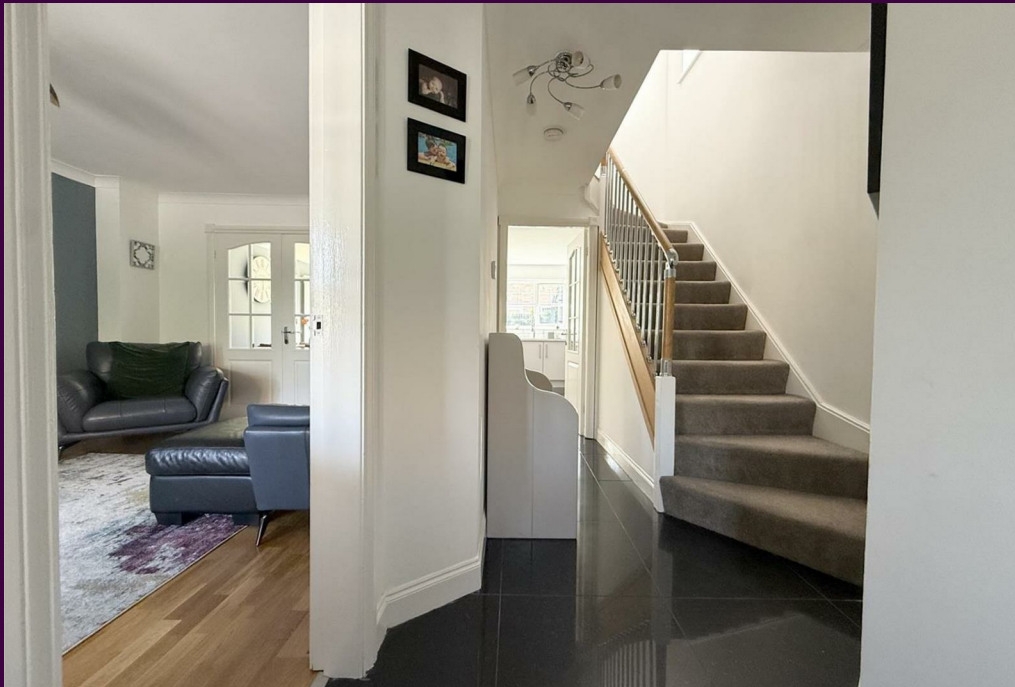
Situated within the 'Heart' of Ingleby Barwick, in the sought-after 'Round Hill' area, ideal for highly regarded primary and secondary schooling, this family property certainly merits early inspection.

Modern and attractive throughout, with features such as the quality bathrooms, and the modernised and especially spacious kitchen/diner being worthy of note.

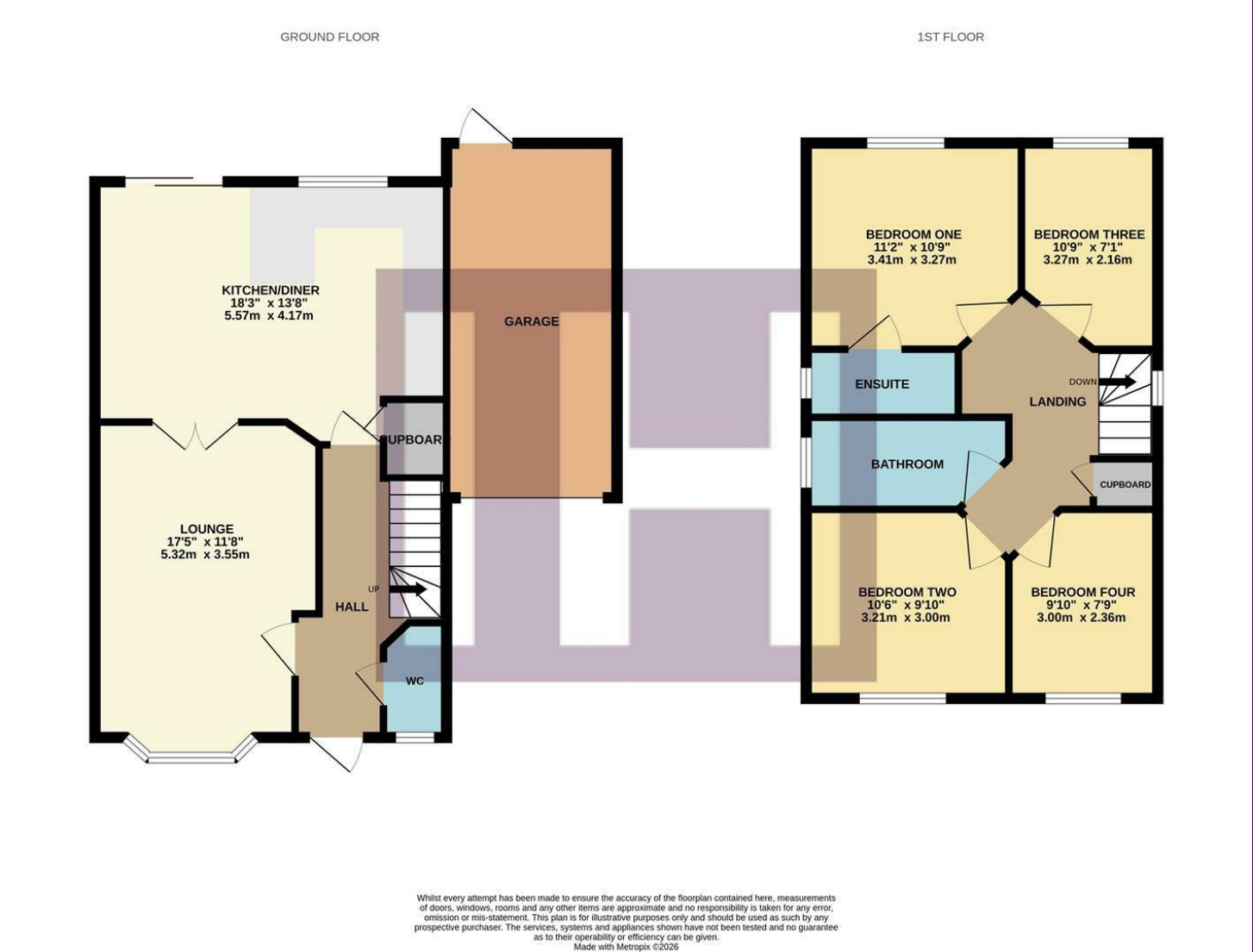
Briefly comprising a welcoming entrance hall with tiled flooring and replaced oak and steel stair balustrade, cloakroom/WC, spacious bay-fronted lounge - with double doors adjoining the impressive, and modernised kitchen/diner, with 'French' doors to the rear garden on the ground floor.

The first floor delivers four good bedrooms, 'Master' with ensuite, and separate stylish family bathroom.

Enjoying a corner position, with an enclosed garden to the rear bringing a well-tended lawn, near end patio and far-corner deck, rear garage access. A side drive allows off-road parking and approaches the side attached garage.



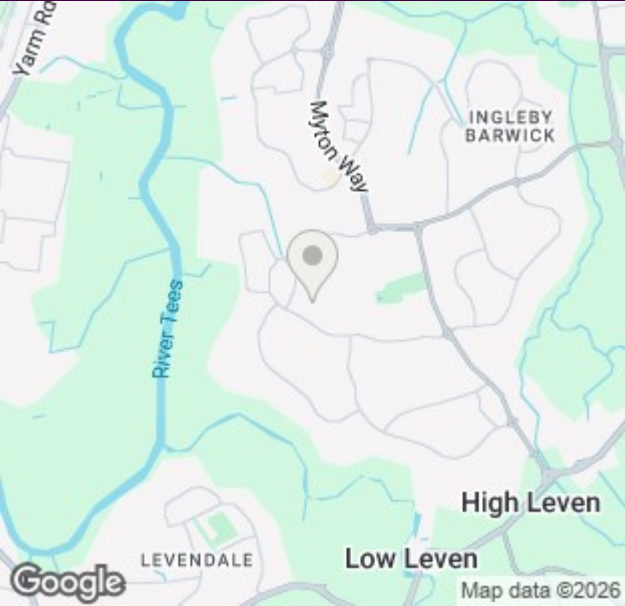
The Layout



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

Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
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: D
Tenure: Freehold



- An attractive, four bedroom detached home
- Corner position, with enclosed garden, drive and garage
- Favoured 'Round Hill' location, ideal for local schooling
- Impressively spacious, open-plan kitchen/diner
- Generous bay-fronted lounge
- Master bedroom with ensuite
- Stylish family bathroom



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