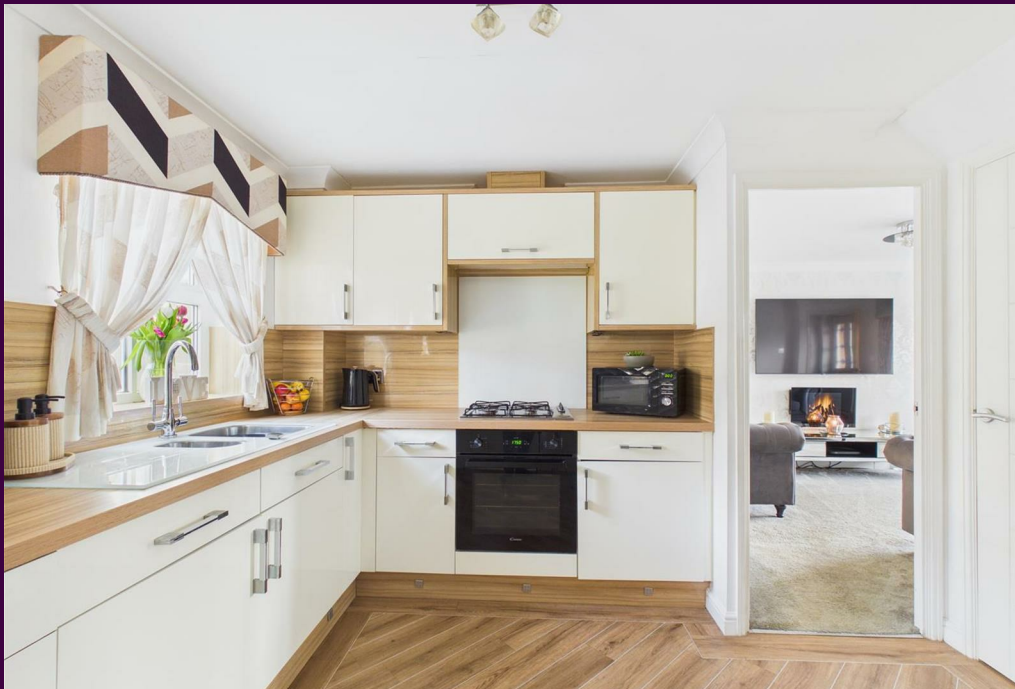
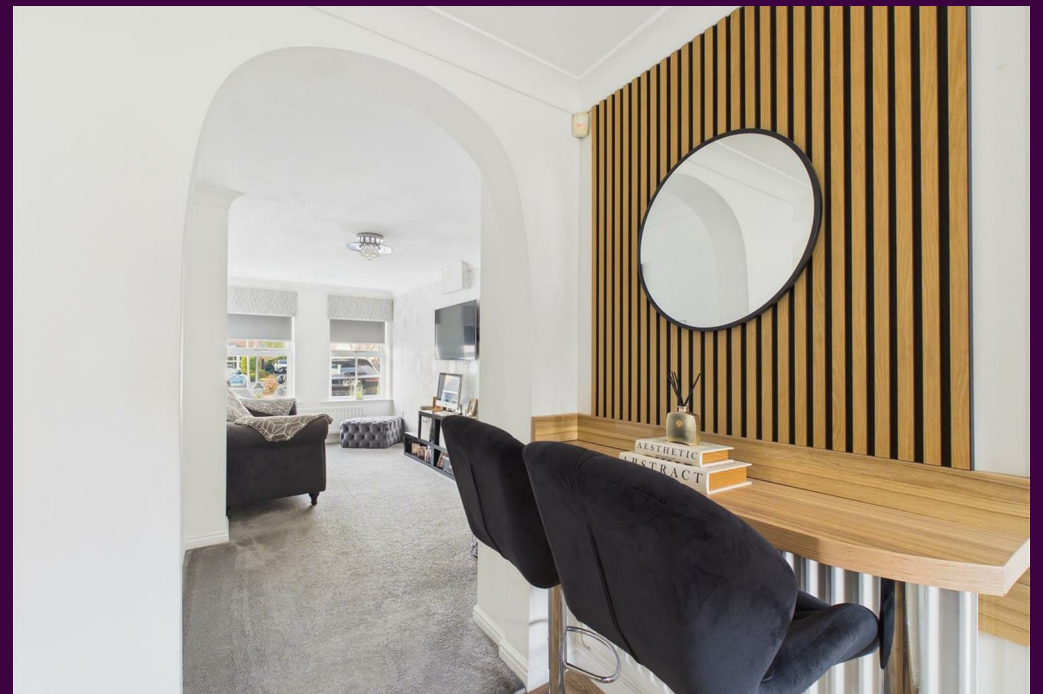
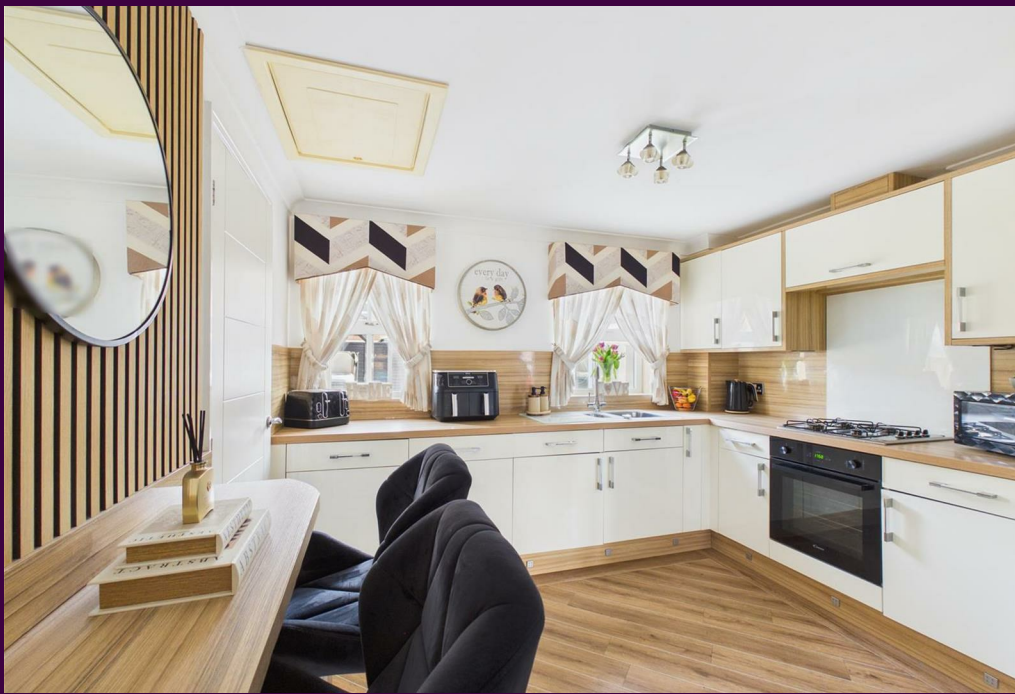


Cambrian Court, Ingleby Barwick



Asking Price £315,000

**IH** INGLEBY HOMES





Unrecognisable from its original size and layout, this outstanding property has undergone significant improvement and extension, and certainly demands internal inspection to be fully appreciated.

The sellers commissioned a professional loft conversion, which has seen the roof raised to accommodate a superb second floor 'Master' level, bringing a large double bedroom, walk-in wardrobe, and stylish ensuite. Adding to the three generous bedrooms on the first floor - all with fitted robes, the previous 'Master' complete with a further ensuite, along with the separate modern family bathroom.

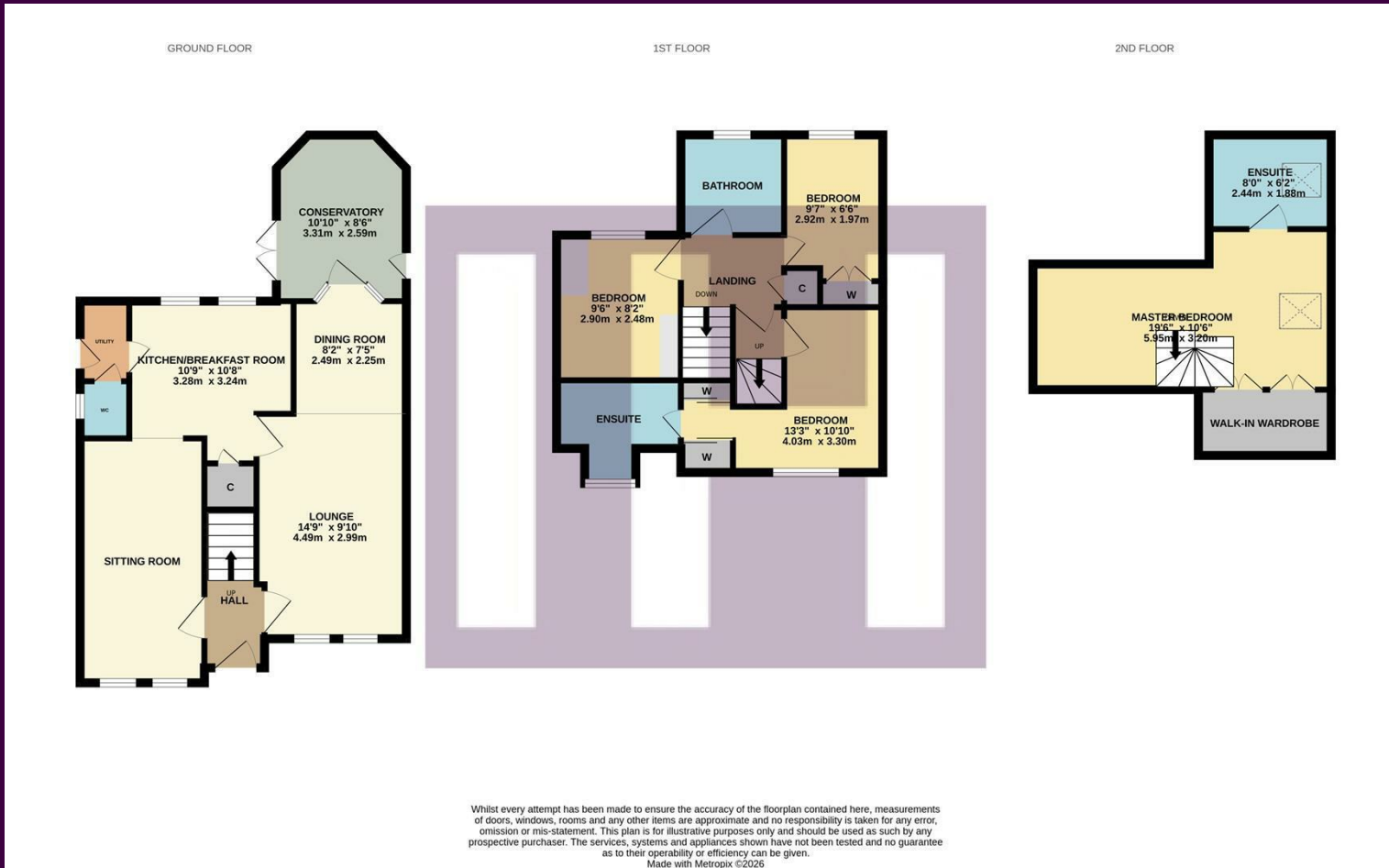
The impressive ground floor benefits from both a well-executed garage conversion which delivers an additional sitting room, and rear conservatory which best enjoys the south facing, and stylishly landscaped garden complete with hot-tub.



Now briefly comprising hall, open-plan through-lounge/diner, conservatory, attractive kitchen/breakfast room, utility, cloakroom/WC, and sitting room/play room to the ground floor. The first floor with three bedrooms, ensuite and family bathroom, and second floor 'Master' level.

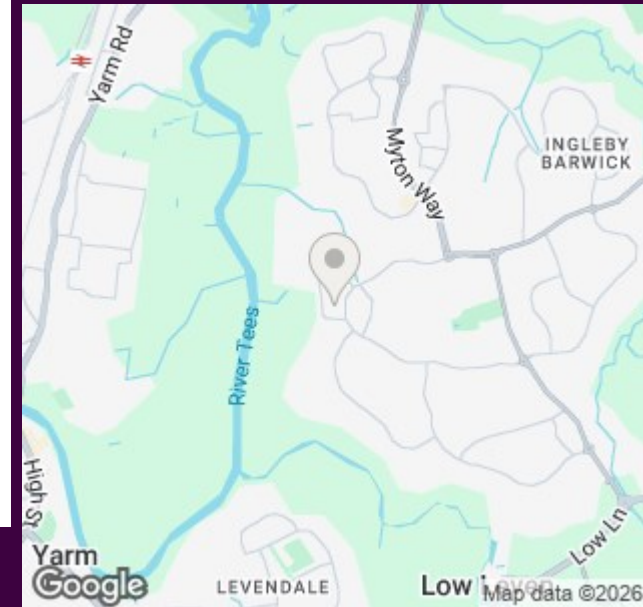
The frontage has been re-lid and can provide off-road parking for three vehicles, complimented by the stunning rear garden, with modern patio, astro-turf lawns, and large composited deck with sunken hot-tub under a timber gazebo. Ingleby Homes recommended.

# The Layout



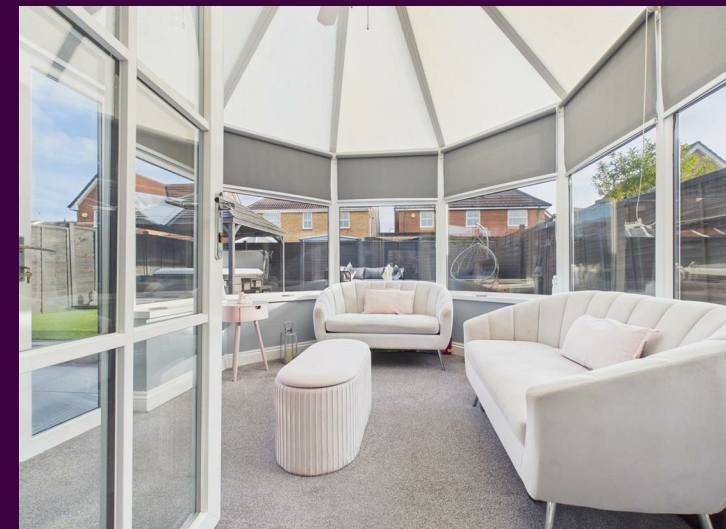
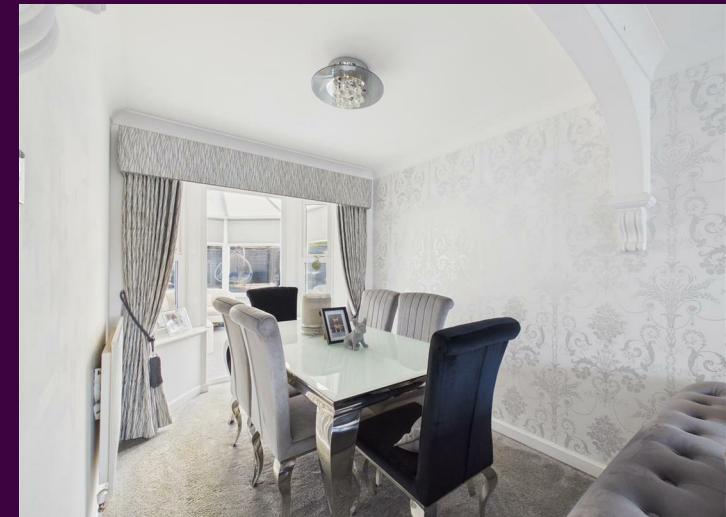
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

# The Location



Council Tax Band:  
Tenure:

C  
Freehold



- Stylish accommodation delivered over three impressive levels
- Professional garage conversion bringing a further reception room
- Superb loft conversion 'Master' level on the second floor
- Stunning landscaped, southerly rear garden - with hot-tub
- Through lounge/diner, kitchen/breakfast room and conservatory
- Cul-de-sac position within favoured Round Hill area of Ingleby Barwick
- Ideal location for local schooling



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