

The Pasture, Ingleby Barwick



Offers Over £270,000

IH INGLEBY HOMES





Situated within this very popular 'Broom Hill' location, perfectly positioned for 'highly regarded' schooling and with fabulous local amenities, this larger style four double bedroom detached home may appeal to younger families in particular.

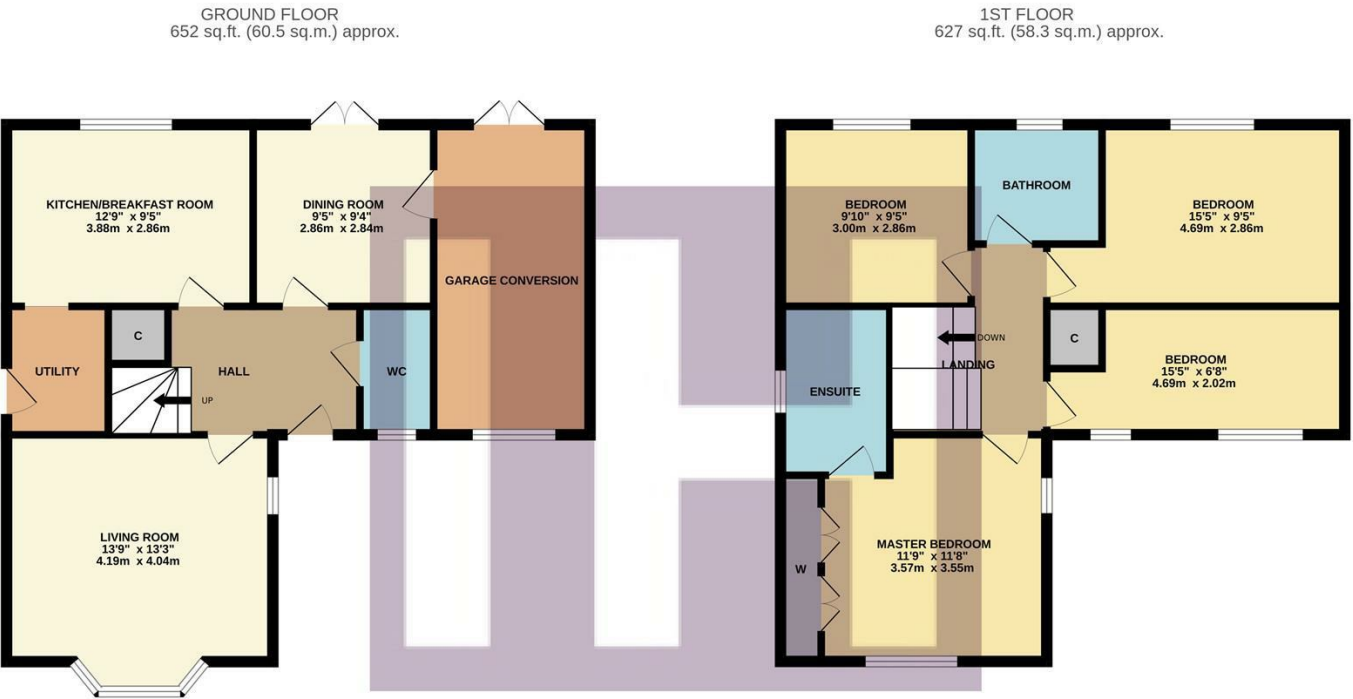
A professional garage conversion enhances the ground floor accommodation, with 'French' doors to the rear gardens and accessed via the separate dining room, this is a space that could provide an ideal playroom, study, additional sitting room or occasional bedroom. Adding to the ground floor which also comprises a welcoming entrance hall, cloakroom/WC, spacious lounge, dining room with a further set of 'French' door off the rear, and the fitted kitchen/breakfast room with utility off.



The first floor delivers four double bedrooms, a particular feature of this larger design, 'Master' with robes and ensuite, separate family bathroom.

Externally, a low maintenance front garden sits aside the double-width front drive, complimented by the generous rear garden which is fully fence enclosed, bringing a well-tended lawns, near and far-end patios, established greenery, an artificial lawned play-area, and timber shed.

The Layout



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

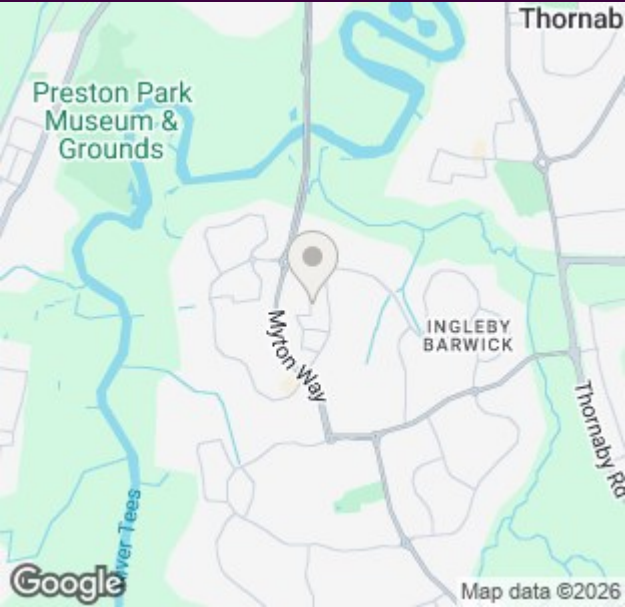
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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		EU Directive 2002/91/EC	

The Location



Council Tax Band: E
Tenure: Freehold



- A larger style property that delivers four 'double' bedrooms
- Professional garage conversion provides additional, flexible accommodation
- Favoured 'Broom Hill' location, close to 'highly regarded' schooling
- Independent lounge, separate dining room and kitchen/breakfast room
- Attractive, generous rear garden, double-width drive
- 'Master' bedroom with fitted robes and ensuite, separate family bathroom



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