

Brookfield Avenue,



£369,995

IH INGLEBY HOMES





This exceptional, and executive five bedroom house delivers impressively generous living accommodation that is presented to a modern and tasteful standard throughout - internal inspection is certainly recommended to fully appreciate the space and quality on offer.

Pleasantly situated within this desirable 'smaller' development in Brookfield, on the outskirts of Acklam, whilst boasting a large block-paved front drive, double integral garage, and large established rear garden.

Internally, you are greeted with a welcoming and spacious lobby, with cloakroom/WC and additional storage off. Finding the large 'bay-fronted' lounge off to the right. A superb 33ft open-plan kitchen/dining/family space spans the rear of the ground floor, with utility off.

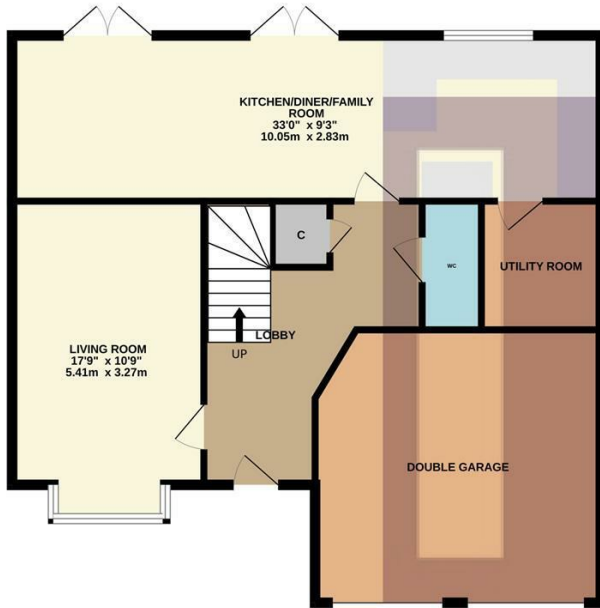


The first floor brings five great bedrooms, the especially large 'Master' with modern ensuite, whilst a further ensuite benefits bedroom two, separate four-piece suite family bathroom.

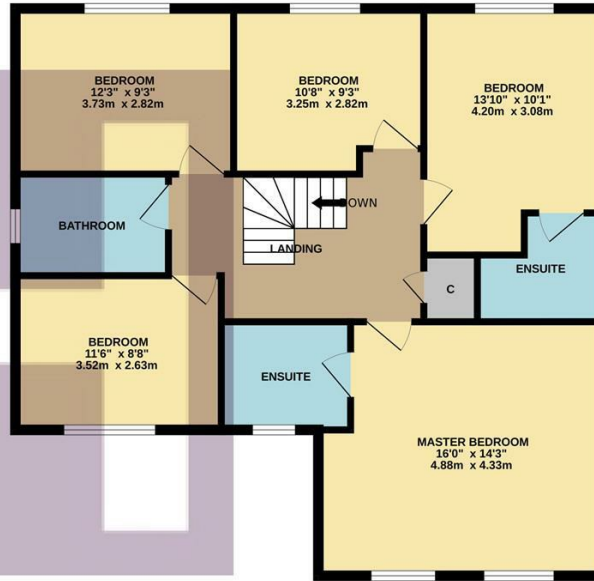
The large rear garden brings patios and lawn, with raised built planters bordering the southerly side, enjoying a natural green rear border.

The Layout

GROUND FLOOR
947 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.

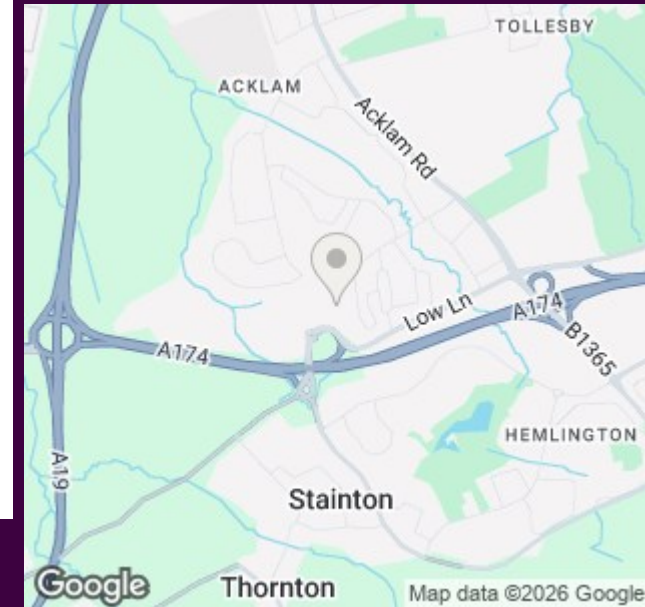


TOTAL FLOOR AREA : 1855 sq.ft. (172.3 sq.m.) approx.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
	83	91			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
Tenure:

F
Leasehold



- An executive, five bedroom, two ensuite family home
- Desirable Brookfield location, smaller modern development
- Generous block paved frontage, double garage and large rear garden
- Impressive 33ft open-plan kitchen/dining/family space, separate living room
- Stunning hallway and feature spacious landing
- Viewing advised



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