

Bowood Close, Ingleby Barwick



£385,000

IH INGLEBY HOMES





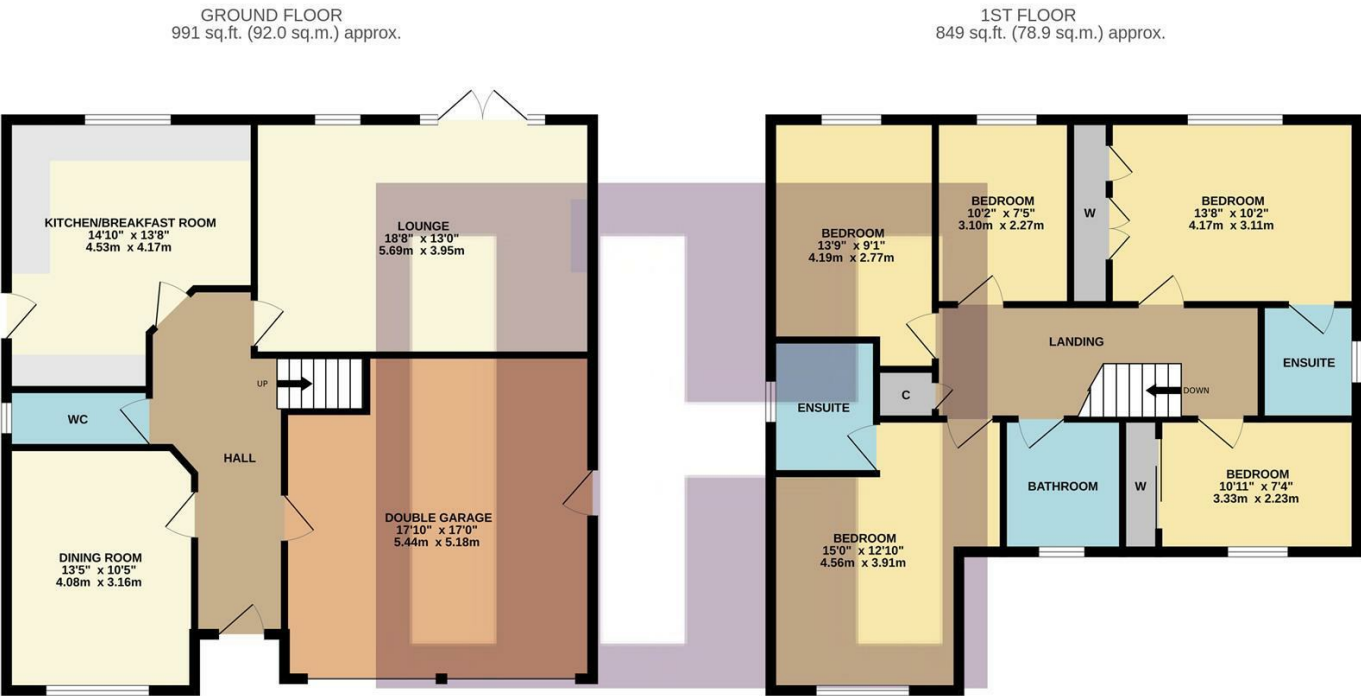
Occupying an enviable plot, being especially generous and boasting a beautiful enclosed, westerly rear garden with large -re-laid near-end patio, path-connected to a far patio. Enjoying well-tended lawns and green borders with a variety of established shrubs, whilst surprisingly generous side space lends itself to extending, subject to any necessary consent. The frontage brings a double-width drive and approaches the double garage, with established garden either side, all while sitting perfect at the mouth of this lovely 'Broom Hill' cul-de-sac, and close to 'highly regarded' schooling, St. Francis Primary being a short stroll away.

Undoubtedly the impressive external features will prove attractive, but the quality and space on offer internally should not be overlooked. Very much upgraded and impeccably presented, the stunning refitted kitchen, and fantastic bathrooms are worthy of special mention, within a property that brings large room sizes, and plenty of quality.



Briefly the ground floor comprises a spacious and welcoming entrance hall - with internal garage access, cloakroom/WC, a versatile sitting/dining room, fantastic refitted kitchen/diner with integrated appliances, and the especially spacious main rear living room, with feature bay and 'French' doors to the garden. Arriving on the first floor to the large landing, finding five bedrooms, 'Master' with fitted robes and modern ensuite, whilst bedrooms two and three share a further refitted 'Jack & Jill' ensuite, separate refitted bathroom which is brought to a standard, of which by now you may be expecting. Ingleby Homes recommended.

The Layout



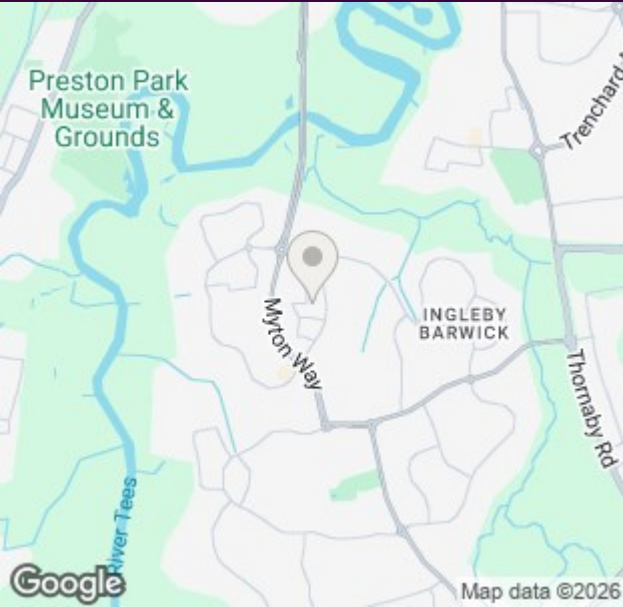
TOTAL FLOOR AREA: 1840 sq.ft. (170.9 sq.m.) approx.

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

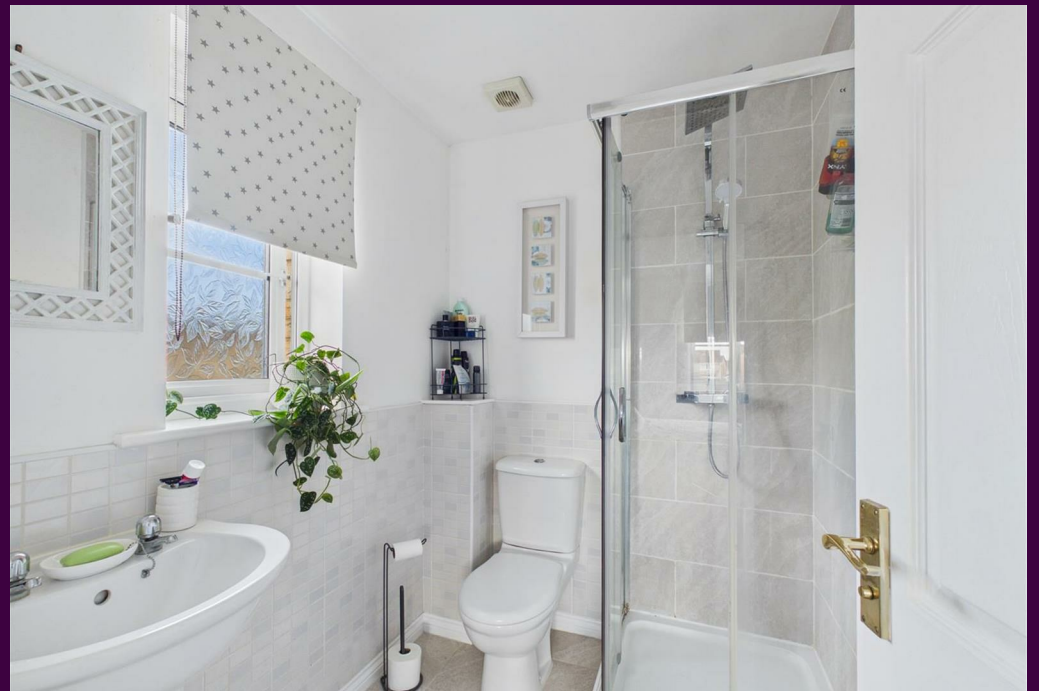
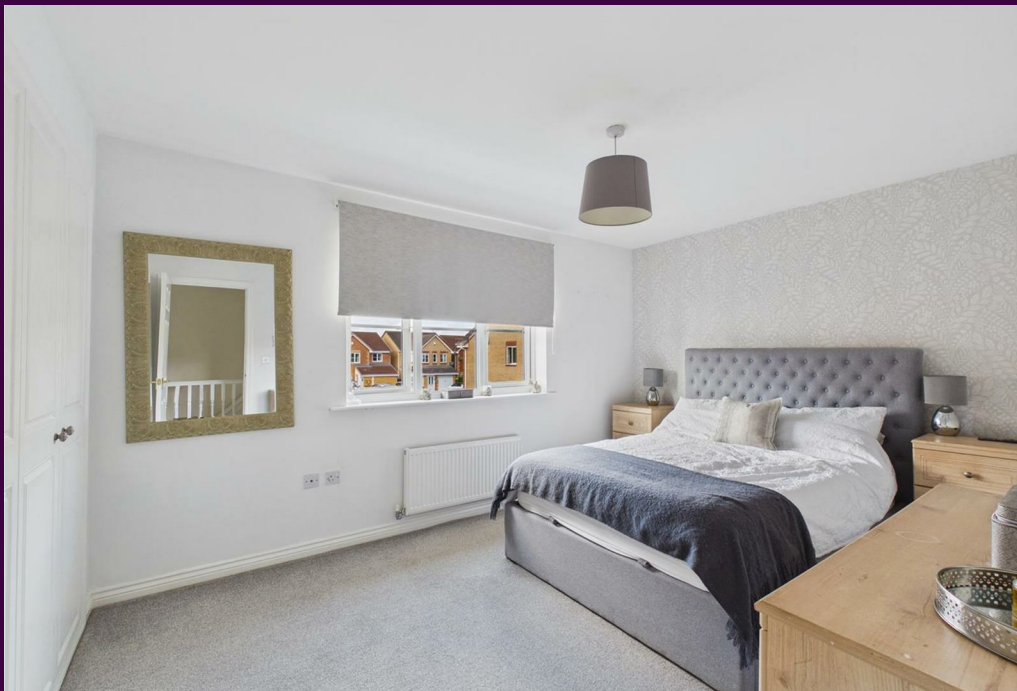
The Location



Council Tax Band: F
Tenure: Freehold



- A large five bedroom detached home
- Built to the desirable 'Stirling' design by Taylor Wimpey
- Master bedroom with robes and ensuite
- Further 'Jack & Jill' ensuite to bedroom's two and three
- Superb refitted kitchen complete with appliances
- Large rear living room with 'French' doors to the garden
- Additional sitting room/dining room
- Envious and generous plot with beautiful gardens and double garage
- Stylish refitted family bathroom



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