

Breton Drive, Ingleby  
Barnsley



£245,000

**IH** INGLEBY HOMES





Built by 'Bellway' to the especially spacious, and very popular 'Peony' design, delivering modern and impressive accommodation which is stylishly delivered, early viewing is essential.

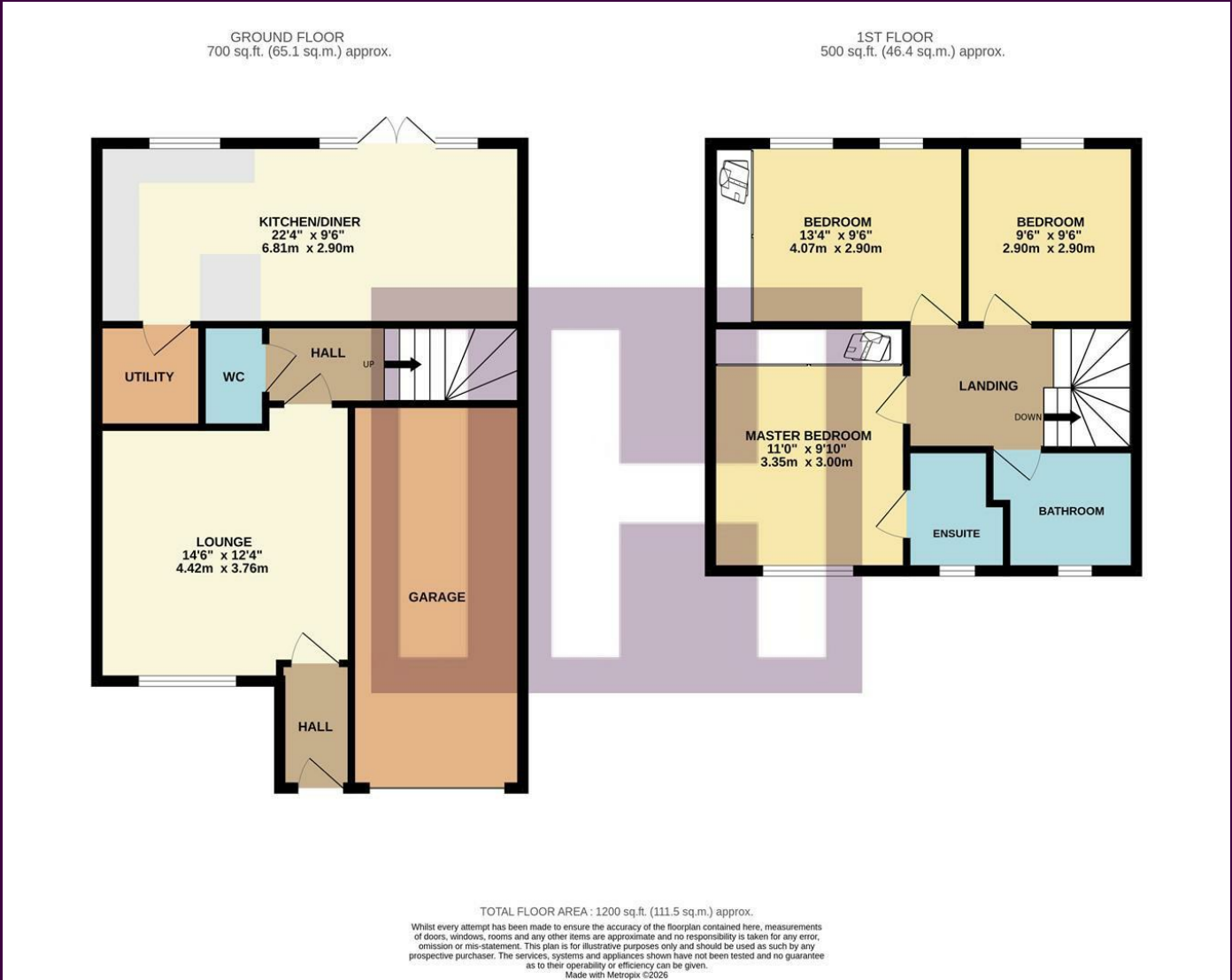
Situated on this especially popular modern development on the outskirts of Ingleby Barwick, accessed from Low Lane, with fabulous nearby amenities and schooling.

Well-presented throughout, the internal accommodation comprises an entrance hall, generous lounge, inner hall, cloakroom/WC, and stunning open-plan kitchen/diner/family space with utility off - an area worthy of special mention. The first floor brings three generous bedrooms a notable feature of this design, 'Master' with modern ensuite and fitted robes, whilst further fitted robes benefit bedroom two, and impressive separate family bathroom.

A double width front drive allows off-road parking and approaches the large integral garage. The rear garden being fully fence enclosed and boasting a private rear outlook, with lawn, large near-end patio and shed, side path and access gate.



# The Layout



| Energy Efficiency Rating                    |           |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |  |
|---------------------------------------------|-----------|--|-----------------------------------------------------------------|-----------|--|
| Very energy efficient - lower running costs |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| Current                                     | Potential |  | Current                                                         | Potential |  |
| 84                                          |           |  | 95                                                              |           |  |
| A                                           |           |  | A                                                               |           |  |
| B                                           |           |  | B                                                               |           |  |
| C                                           |           |  | C                                                               |           |  |
| D                                           |           |  | D                                                               |           |  |
| E                                           |           |  | E                                                               |           |  |
| F                                           |           |  | F                                                               |           |  |
| G                                           |           |  | G                                                               |           |  |
| Not energy efficient - higher running costs |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| England & Wales                             |           |  | England & Wales                                                 |           |  |
| EU Directive 2002/91/EC                     |           |  | EU Directive 2002/91/EC                                         |           |  |

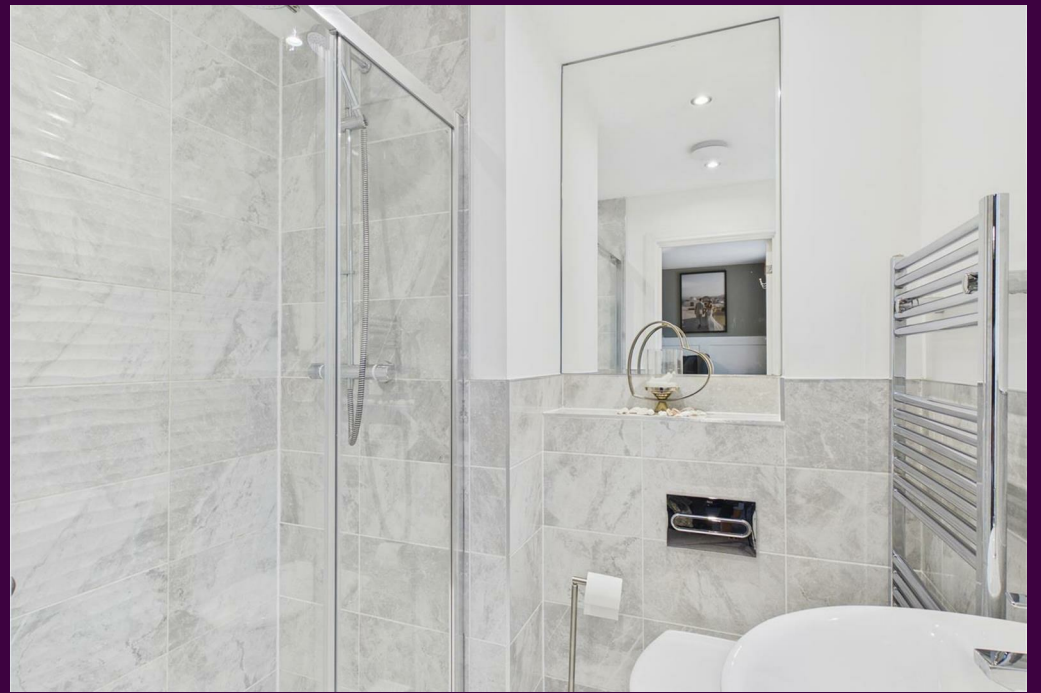
# The Location



Council Tax Band: D  
Tenure: Freehold



- Built to the popular and very spacious 'Peony' design by Bellway
- Modern throughout, and stylishly delivered
- Generous lounge and separate- very impressive open-plan kitchen/diner
- Three spacious double bedrooms, 'Master' with ensuite
- Quality modern separate family bathroom
- Attractive rear garden which enjoys private outlook
- Double-width front drive, garage
- No forward chain - early viewing advised



[www.ingleby-homes.co.uk](http://www.ingleby-homes.co.uk)  
01642 671025

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