

# Lullingstone Crescent, Ingleby Barwick



£415,995





This large, double fronted property delivers impressively generous and flexible living accommodation over three levels, bringing 6 bedrooms, two being ensuite and a further family bathroom.

A particular feature is the enviable position, sitting at the head of a private cul-de-sac, tucked away of the main road and boasts a block-paved parking area with EV charging point to the front for three vehicles, a rear double garage, and further parking for two vehicles in front of that, with an enclosed rear garden. Situated within this favoured Ingleby Barwick location near the golf course.

Internally, the property is well-appointed, whilst the super redesigned and refitted kitchen is worthy of special mention, with built-in appliances, curved quartz surfaces and a large range of quality cabinets.

Briefly comprising a welcoming entrance hall, cloakroom/WC, impressive refitted kitchen with utility off, generous rear lounge with 'French' doors to the garden and built-in media wall, separate sitting room and dining room to the ground floor. The first floor brings four great bedrooms, one ensuite and one with fitted robes. Two further double bedrooms are found on the the second floor, one being the spacious feature 'Master' with ensuite, and the other with a range of fitted robes.

The rear garden is fully fence enclosed, with established shrubs, lawn, timber deck complete with hot tub.

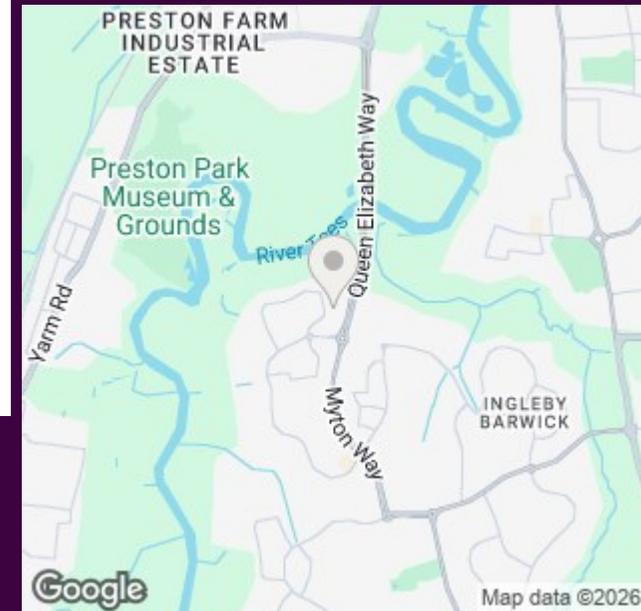


# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(81-91) A
(69-80) C	77		(69-80) B
(55-68) D			(55-68) C
(39-54) E			(39-54) D
(21-38) F			(21-38) E
(1-20) G			(1-20) F
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

# The Location

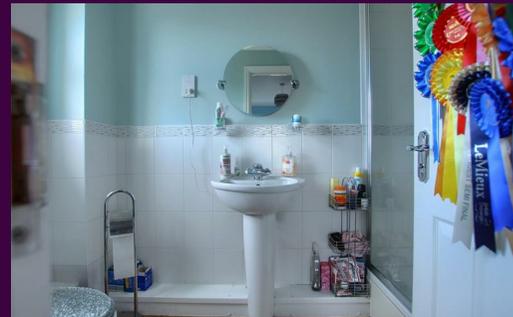


Council Tax Band:  
Tenure:

F  
Freehold



- Enviable position, tucked away with ample parking front and rear
- Enclosed rear garden, double detached garage
- Impressive redesigned and refitted kitchen with appliances built-in
- Spacious and flexible accommodation over three levels
- Generous lounge with built-in media wall
- Separate dining room and sitting room



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