

Penberry Gardens, Ingleby Barwick



Asking Price £325,000

IH INGLEBY HOMES



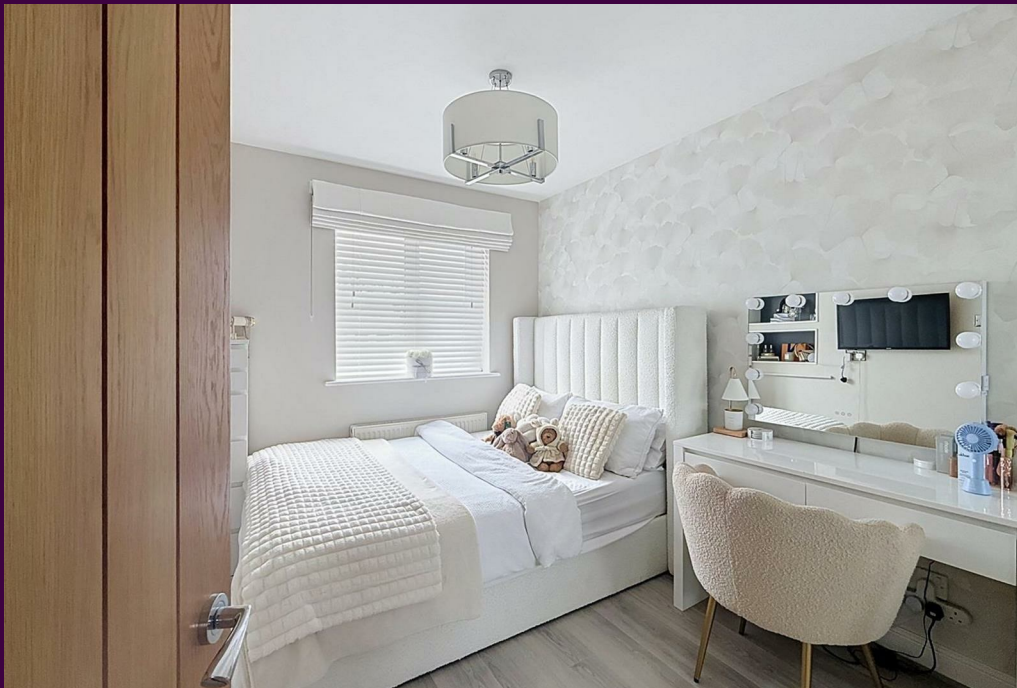


Originally built to the sought-after 'McLean Faversham' but having undergone significant modernisation and improvement since, internal inspection is highly recommended to fully appreciate the quality on offer - call Ingleby Homes on 01642 671025.

Situated within this very popular 'Round Hill' area of Ingleby Barwick, whilst enjoying a re-laid frontage that allows ample off road parking, and an enclosed rear garden bringing pristine lawn and large rear end patio, with further patio to the side of the lawn, stocked rear borders.

Internally, little expense as been spared creating a stunning, contemporary and very stylish finish throughout. Features such as the replaced staircase, replaced internal doors, stunning kitchen/diner, impressive media wall in lounge, professional garage conversion, fitted robes and superb bathrooms are all worthy of special mention.

Briefly comprising an entrance hall, cloakroom/WC, study/play room, utility, open-plan kitchen/diner, spacious lounge and generous rear conservatory to the ground floor. The first floor brings four great bedrooms, one optimised as a lovely dressing room, 'Master' with ensuite, separate feature family bathroom.



The Layout



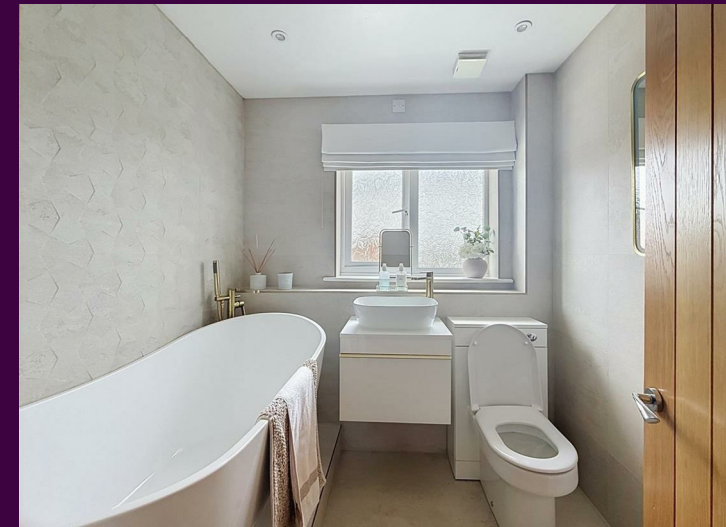
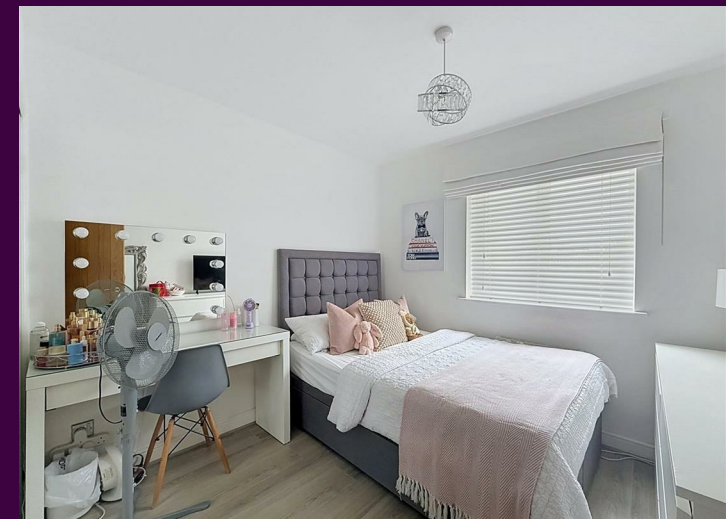
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
		60			79
England & Wales		EU Directive 2002/91/EC			EU Directive 2002/91/EC

Very environmentally friendly - lower CO ₂ emissions					
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(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			EU Directive 2002/91/EC

The Location



Council Tax Band: D
Tenure: Freehold



- A stunning, much improved example of its kind
- Packed with quality and stylishly delivered
- Impressive refitted and open-plan kitchen/dining/family space
- Generous lounge with fantastic built-in media wall
- Professional garage conversion bringing useful play room/study and utility
- Replaced oak stair case and coordinated internal doors
- Fabulous refitted family bathroom and ensuite
- Re-laid frontage allowing ample parking, attractive rear garden



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