

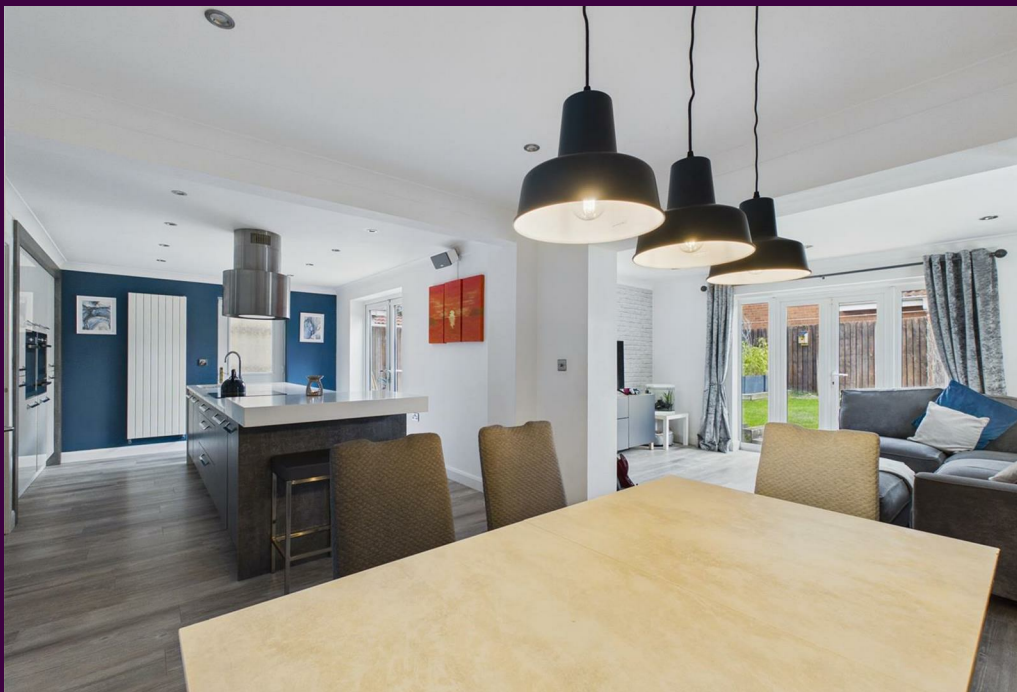
Broadlands, Ingleby Barwick



£335,000

IH INGLEBY HOMES





This impressive family home has seen significant improvement, including rear ground floor extension, a professional garage conversion and remodelling, and is certainly worthy of early inspection.

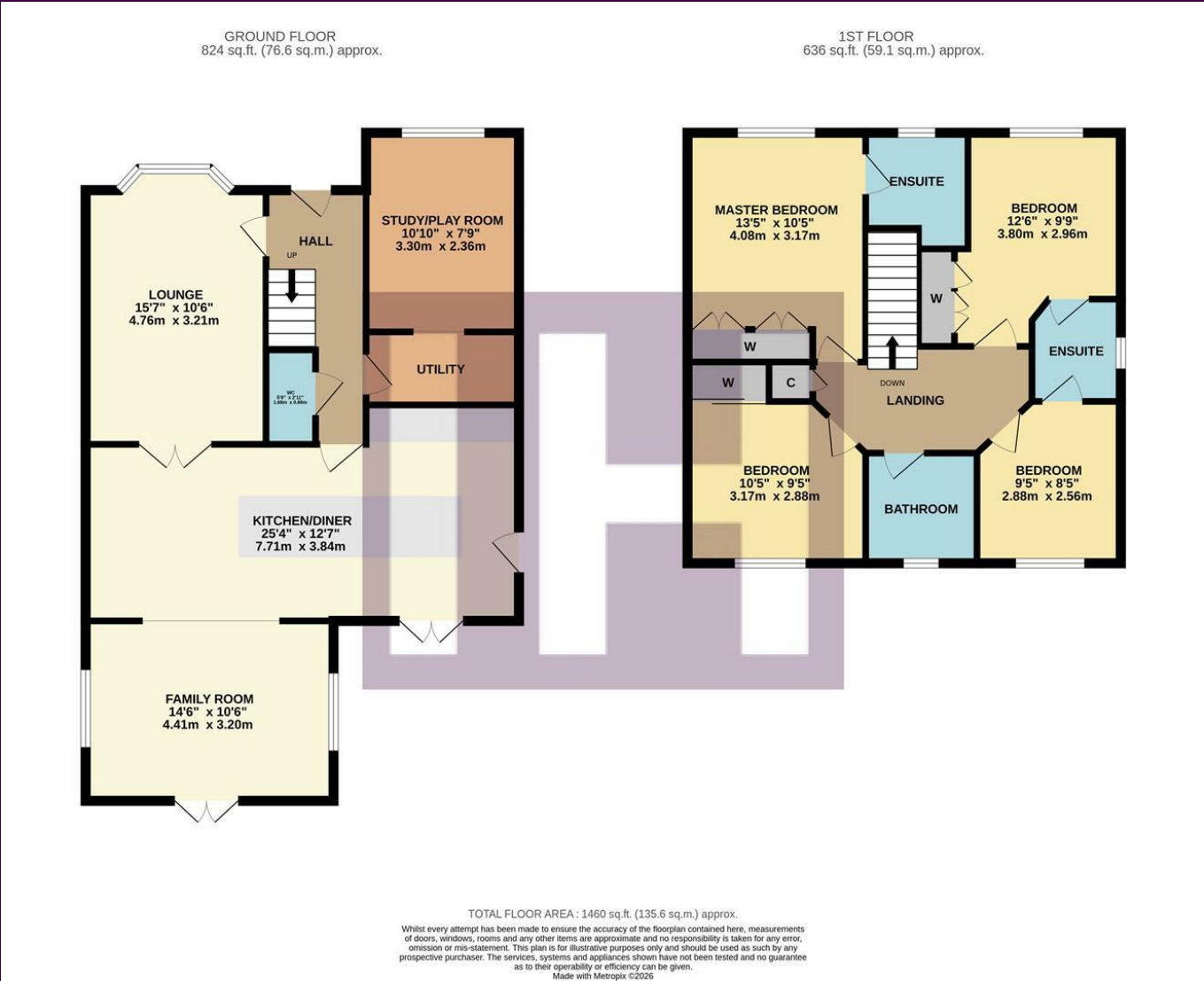
The rear garden room is open-plan to the superb open-plan kitchen/diner which boasts integrated appliances of fridge/freezer, dishwasher with built in oven, 'combi-oven' and separate induction hob on the 'feature' kitchen island, that is finished in fabulous 'Quartz' stone worktops with a breakfast bar over hang. Attention to detail is obvious throughout and illustrated with the LED lighting under the work surfaces and within the contemporary 'floating' extractor fan.



Internally, the spacious and versatile accommodation briefly comprises an entrance hall, cloakroom/WC, bay fronted lounge with fitted media unit, 25ft plus kitchen/diner and fabulous rear garden/family room, utility and study on the ground floor. The first floor delivers the four good bedrooms, 'Master' with stylish ensuite and fitted robes. Fitted robes are also present in bedrooms two and three, whilst a second ensuite serves as a 'Jack & Jill' to bedroom three and four, separate impressive family bathroom.

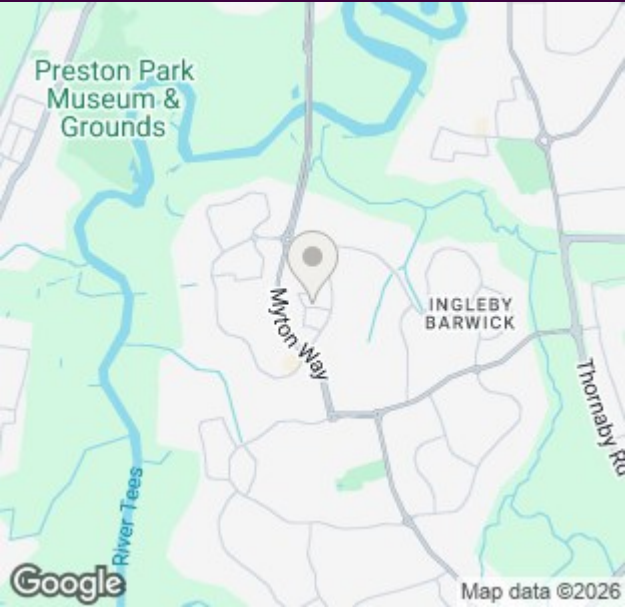
Enjoying a green, hedge-lined outlook to the front, with ample parking brought by the extended drive/frontage, complimented by the enclosed rear garden which brings a large side deck, lawn and side space which houses two generous timber sheds.

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

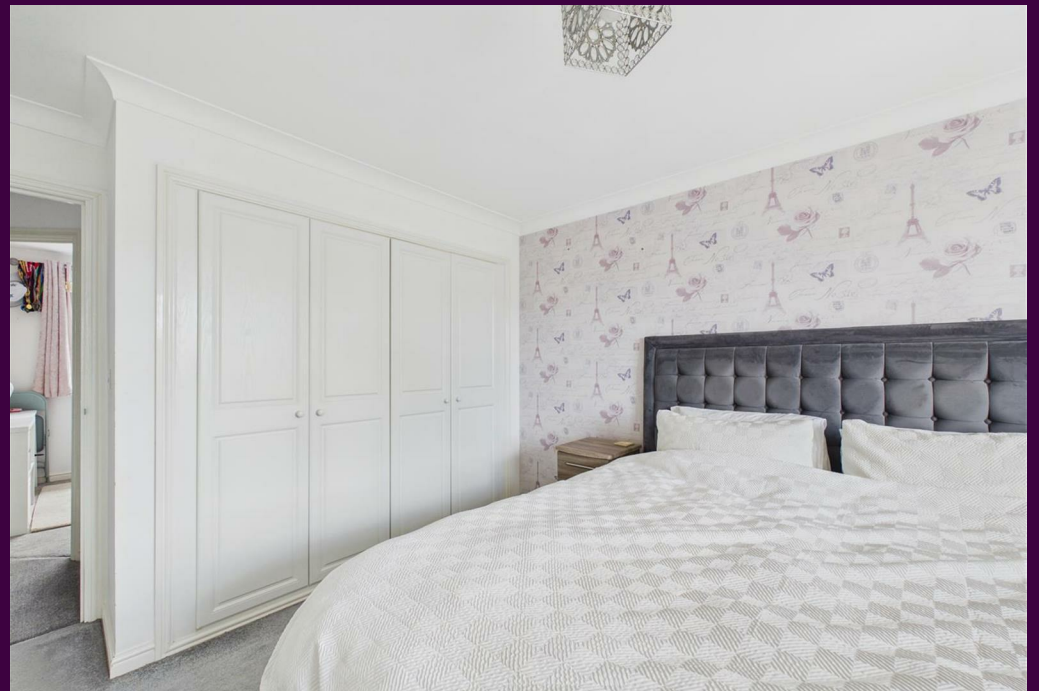
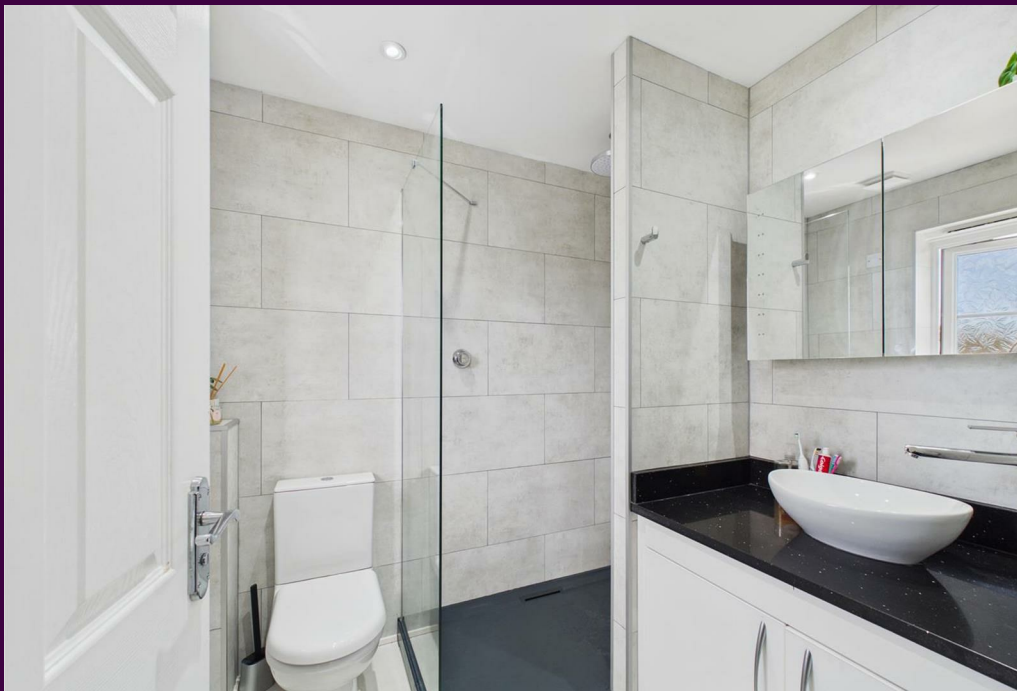
The Location



Council Tax Band: E
Tenure: Freehold



- Extended, remodelled and very much improved
- Stunning open-plan kitchen 'Ken Hills' designed and fitted
- Generous rear garden-room extension - open-plan to kitchen/diner
- Professional garage conversion providing Play Room/Study and Utility
- Pleasant Broom Hill position off private 'three property' drive
- Lovely front outlook facing green area
- Impressive family bathroom
- Four great bedrooms, two ensuites



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