

Church Field Way, Ingleby Barwick

£435,000

IH INGLEBY HOMES





Delivering over 2200sqft of very well appointed, and flexible living accommodation, internal inspection really is necessary to fully appreciate the generous and well planned space that this professionally extended property boasts.

Impressive in terms of quality as well as size, the home is brought to a great standard, with features such as the stunning refitted kitchen with large island and bi-fold doors, designer radiators and solar panels all being worthy of special mention.

The ground floor footprint is significant, boasting an extended lobby, games room/study which incorporates a partial garage conversion, an extended kitchen/diner with rear vaulted ceiling, an extended 30ft plus lounge, a separate bay fronted reception room, utility, and cloakroom/WC - plenty of space for even the largest of family's.

The first floor brings four good bedrooms, three with fitted robes and 'Master' with ensuite, whilst bedroom two and three share a further 'Jack & Jill' ensuite, separate family bathroom.

Occupying an enviable position, tucked into the cul-de-sac and enjoying ample parking, enough for several vehicles and approaching the remaining single garage (formerly double). The enclosed rear garden brings a generous lawn, and large near-end patio which is met by 'French' doors from the extended lounge and bi-folds from the kitchen/diner, with space alongside housing a timber shed. With stocked borders and greenery, water feature.

The owned solar panels will benefit a new owner with much reduced 'day to day' running costs, whilst they can also expect quarterly payment back from the grid whilst benefiting from the current 'fee-in' tariffs.



GROUND FLOOR

The ground floor features a large front-facing entrance leading into a spacious Reception Room (30'6" x 11'5" / 9.30m x 3.47m). To the right of this room is a Kitchen/Dining/Family area (27'10" x 14'10" / 8.48m x 4.51m) which includes a fireplace and access to a rear garden. A second Reception Room (17'2" x 11'5" / 5.22m x 3.47m) is located at the bottom left, adjacent to a Hall. The Hall provides access to a Utility room, WC, and a Study/Games Room (19'11" x 18'3" / 6.06m x 5.57m). A Garage is attached to the side of the Study/Games Room. A central staircase leads up to the first floor.

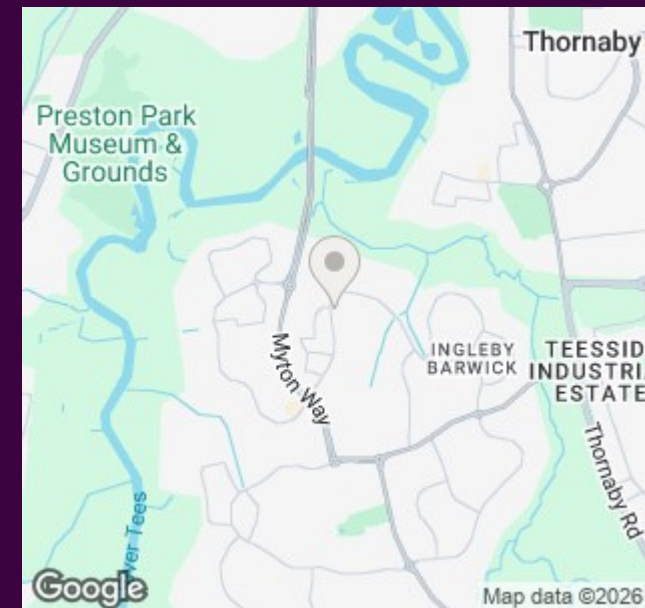
1ST FLOOR

The first floor consists of a Landing area with a central staircase labeled "DOWN". It contains four bedrooms: a Master Bedroom (12'8" x 11'5" / 3.87m x 3.47m), a Bedroom (10'8" x 7'10" / 3.24m x 2.39m), another Bedroom (10'0" x 9'4" / 3.04m x 2.84m), and a fourth Bedroom (11'9" x 11'1" / 3.58m x 3.38m). There are also a Bathroom, a Jack & Jill Ensuite, and a main Ensuite. Closets (W) and wardrobes (C) are distributed throughout the bedrooms and landing.

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.
Made with Blueprints 2/20/20

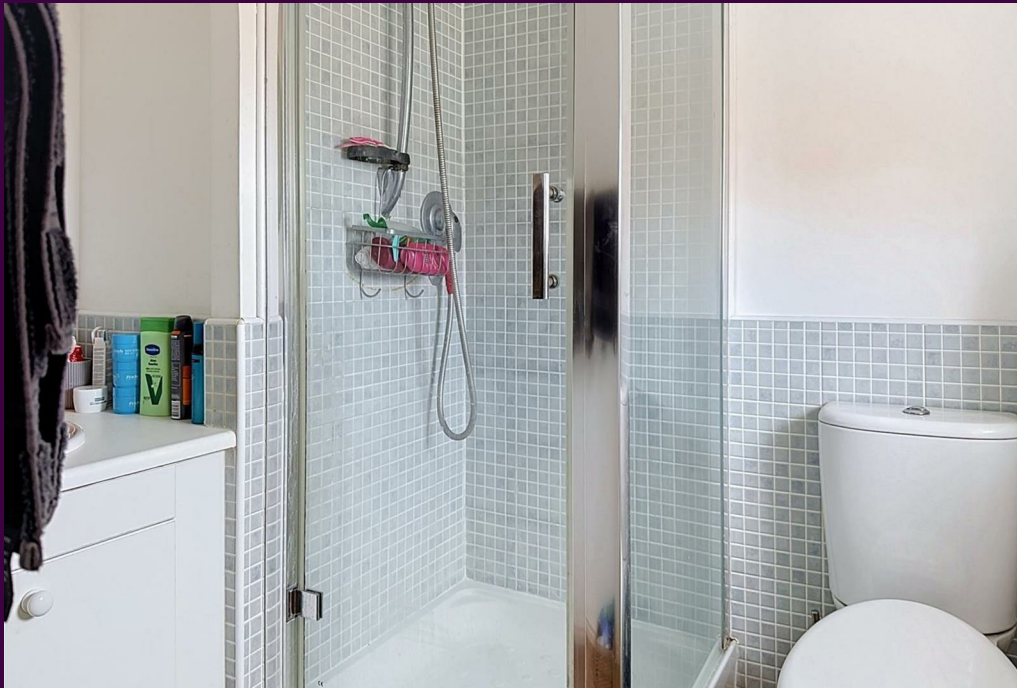
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Freehold

The Location





- Much extended and delivering over 2200 of versatile accommodation
- Stunning 30ft plus lounge
- Fantastic extended open-plan, and refitted kitchen/diner with feature island
- Further bay fronted reception room and large games room/study
- Four first floor bedrooms, three benefitting from ensuite facilities
- Envious cul-de-sac position with surprisingly generous parking
- Attractive garden, favoured 'Broom Hill' location
- Solar panels reducing 'day to day' costs and returning quarterly payments from grid
- No forward chain - viewing essential



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