

Port Way, Ingleby Barwick



Offers In The Region Of £289,995

IH INGLEBY HOMES





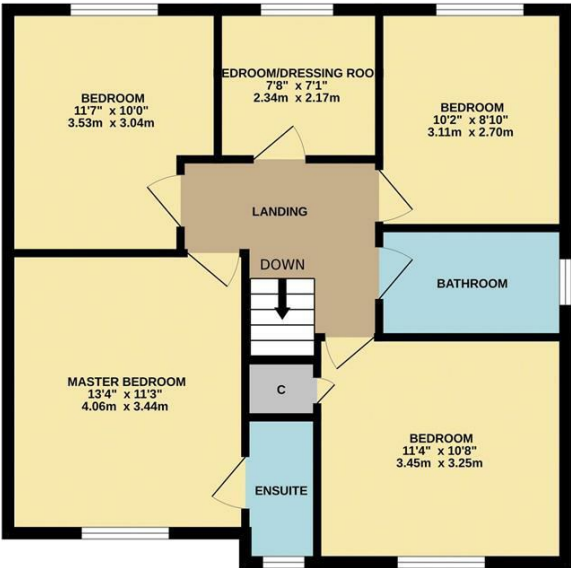
Built to the large, and very popular 'Winster' design, and very much upgraded since, this especially stylish five-bedroom property is certainly deserving of internal inspection. The superb open-plan kitchen, quality floorings, fitted dressing room and landscaped garden, are just a few of the 'stand-out' features that are worthy of special attention, Situated on the ever popular 'Rings' development of Ingleby Barwick, with fantastic amenities nearby, whilst enjoying a double-width front drive, integral garage, EV charger, and lovely landscaped rear garden with lawn and shaped re-laid patios which boasts a sunny, westerly aspect. Internally, you arrive into a welcoming hall, with 'Amtico' flooring that flows through the ground floor with the exception of the carpeted lounge, which is independent and off to the left. The stunning kitchen/living space sits at the rear, with 'French' doors to the garden, with utility and cloakroom/WC off. The first floor delivers five bedrooms, the large 'Master' with stylish ensuite, complimented by the impressive, separate family bathroom, whilst the smaller fifth bedroom has been professionally fitted with wardrobes and is optimised as a fabulous dressing room. Ingleby Homes recommended.

The Layout

GROUND FLOOR



1ST FLOOR



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 Metropix ©2025

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		92	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B	82		(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
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



- Very impressive five bedroom property
- Stunning open-plan kitchen/diner with utility off
- Drive, garage, and westerly, landscaped rear garden
- Quality 'Amtico' floorings and fitted 'Shutter' blinds to front windows
- Fitted dressing room furniture to fifth bedroom
- Master with stylish ensuite and separate family bathroom



www.ingleby-homes.co.uk
01642 671025

IH INGLEBY HOMES