

Speeton Avenue, Acklam
HA11



£210,000

IH INGLEBY HOMES





This impressive spacious family property is located on the always popular 'Acklam Hall' estate, close to highly regarded schooling and useful local amenities, whilst boasting a large rear garden which enjoys an open rear outlook over playing fields, and a full width ground floor extension which has not only increased the size of the main living room, enlarged the sitting room, but added a fourth, ground floor bedroom with its own wet room/shower room off and further kitchenette.

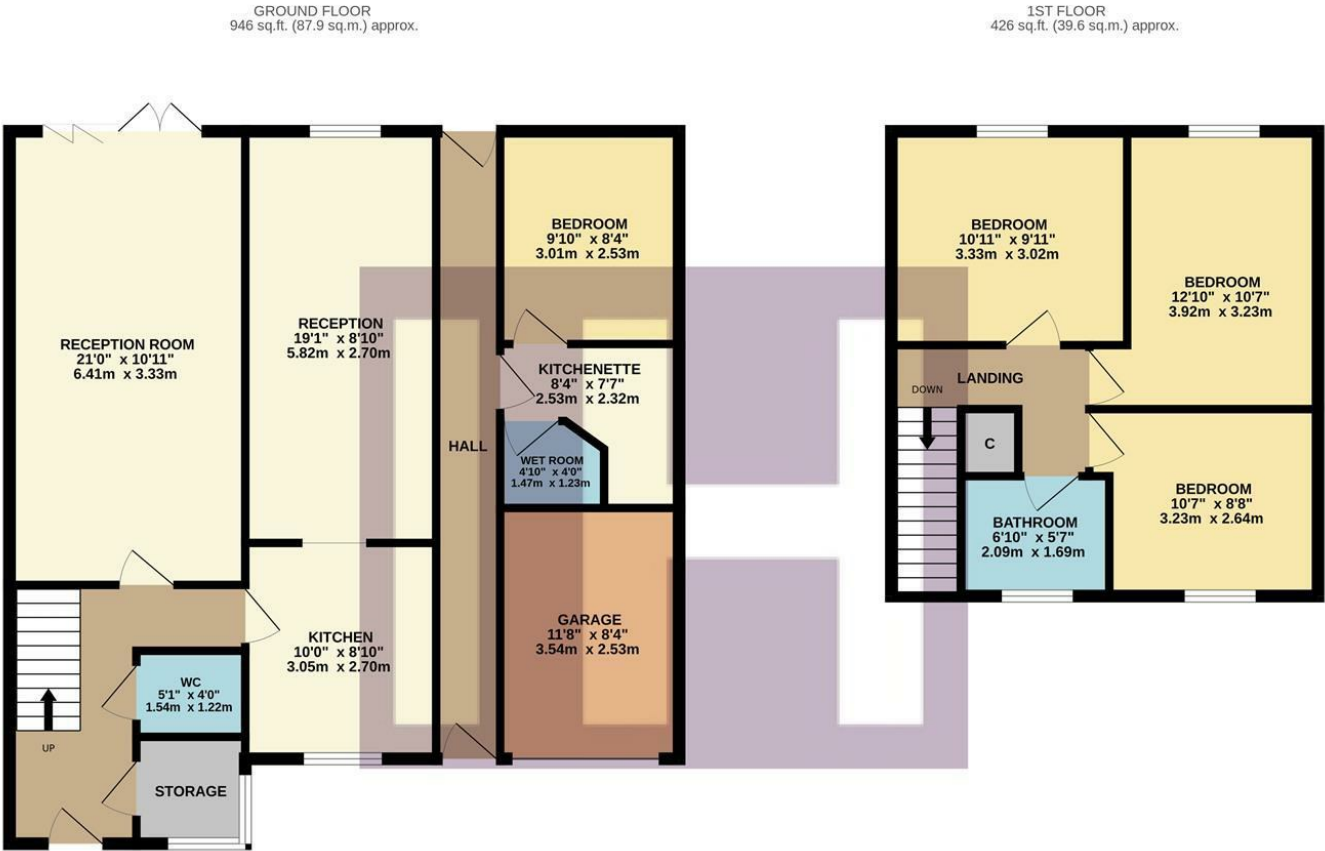
Approached via the modern resin drive which continues to the garage, you arrive into a welcoming entrance hall, finding that the spacious and flexible ground floor delivers a cloakroom/WC, two generous reception rooms, a modern refitted kitchen, and the afore mentioned fourth bedroom, kitchenette and shower room via a side passage. The first floor brings three good bedrooms and stylish refitted family bathroom.

The rear garden is another strength, being especially large and fully fence enclosed with a private outlook, whilst a large, timber-built gazebo sits on a large deck which adjoins the rear of the home, the rest laid mainly to a well-tended and large lawn - all with a sunny aspect.

Early viewing is strongly advised.



The Layout



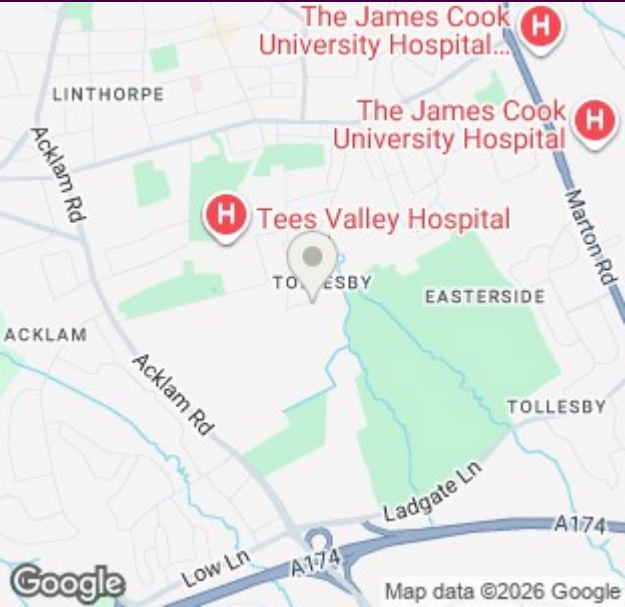
TOTAL FLOOR AREA: 1372 sq.ft. (127.5 sq.m.) approx.

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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- Sought-after 'Acklam Hall' location, ideal for schooling
- Generous plot with large rear garden, overlooking playing fields
- Ground floor extensions enlarging two reception rooms
- A further ground floor room/bedroom with shower room and kitchenette
- Impressive family bathroom
- Early viewing advised



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