

Apsley Way, Ingleby Barwick



Offers Over £249,995

**IH** INGLEBY HOMES







## NO CHAIN

Enjoying a pleasant position within the favored 'Rings' development of Ingleby Barwick, this very attractive four bedroom detached property delivers modern accommodation over three impressive levels.

Externally, a front garden is laid to lawn with an established hedge front border giving private from the street, with a drive allowing off-road parking and approaching the integral single garage. Complimented by the fence enclosed rear garden, benefiting from a southerly facing aspect, laid to lawn with patio, mature rear borders and side path with access gate.

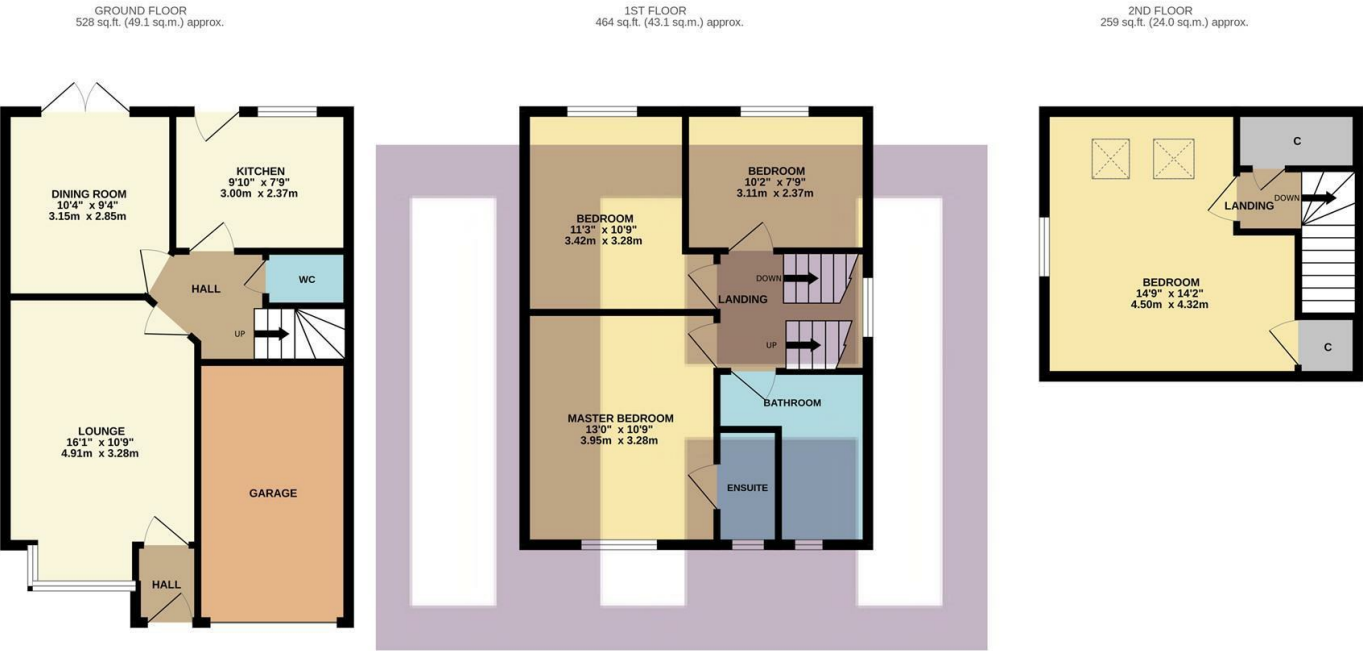
Internally, the accommodation briefly comprises an entrance hall, lounge, inner-hall, cloakroom/WC, dining room with 'French' doors to the garden, and separate fitted kitchen with integrated fridge/freezer on the ground floor. The first floor brings three of the bedrooms, 'Master' with a range of fitted robes/bedroom furniture and modern refitted ensuite, whilst robes are also available to bedroom four. The sperate family bathroom has also been smartly refitted.

A further generous double bedroom occupies the second floor, with built in storage cupboard, whilst you a pass a further large storage cupboard on the second floor landing. No forward chain involved.





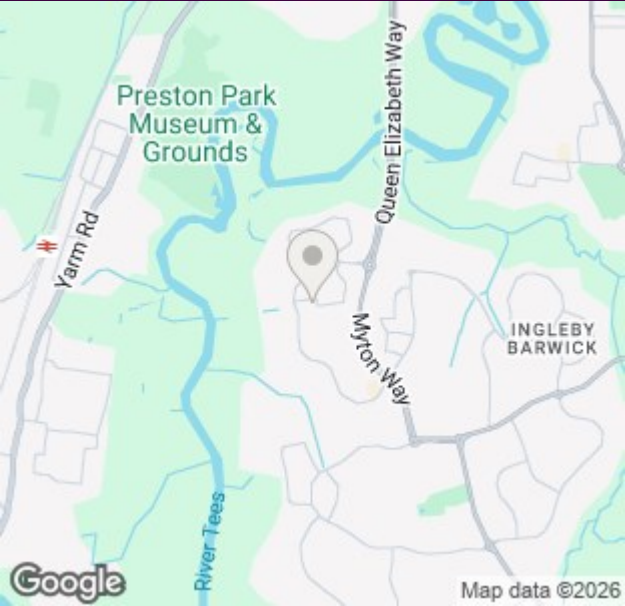
# The Layout



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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: D  
Tenure: Freehold



- Four bedroom detached property delivered over three levels
- Favoured 'Rings' location
- Attractive gardens, drive and garage
- No forward chain, viewing advised
- Modern and tasteful decor throughout
- Master bedroom with a range of robes and refitted ensuite
- Refitted family bathroom





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01642 671025