

Marchlyn Crescent,



£249,995

IH INGLEBY HOMES





This extended, and especially attractive property is situated within this desirable 'Round Hill' area of Ingleby Barwick, ideally positioned for 'highly regarded' schooling and fantastic amenities.

Charming and much improved, the superb garden room extension with feature log burner, and impressive refitted kitchen with coordinated utility being features worthy of special mention.

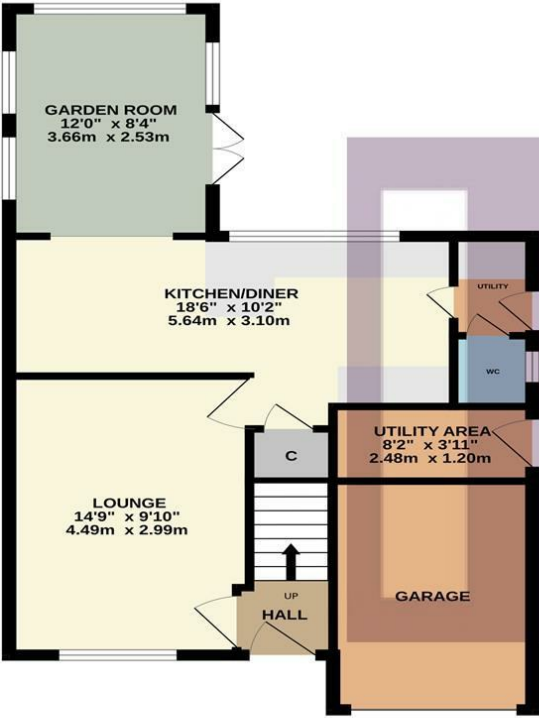
A generous block-paved frontage allows ample off-road parking, passing the lawned front garden and established shrub border, approaching the integral garage, a section of which has been cleverly separated at the rear, to provide a useful boot-room/utility space. Complimented by the lovely rear garden which is fully fence enclosed, with near-end patio, gravelled paths and lawn, enjoying a sunny, westerly aspect.



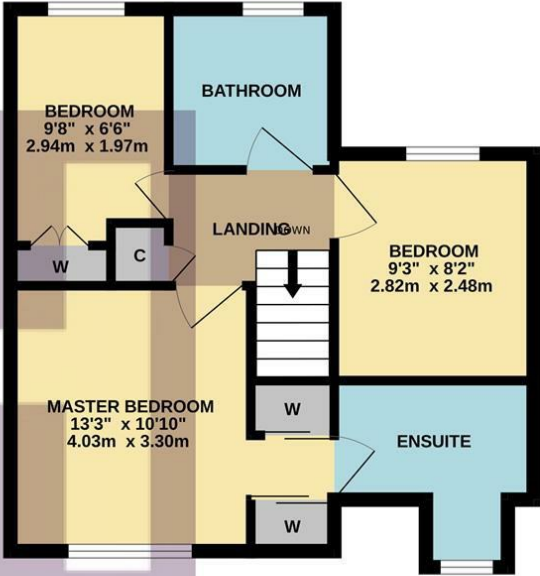
Internally, the accommodation briefly comprises an entrance hall, lounge, refitted open-plan kitchen/diner, and open-plan garden room - with 'French' doors to the garden/patio, refitted utility and cloakroom/WC to the ground floor. The first floor delivers three good bedrooms, 'Master' with fitted sliding mirror robes in dressing area, that leads to a modern, upgraded ensuite, separate family bathroom. Early inspection advised.

The Layout

GROUND FLOOR



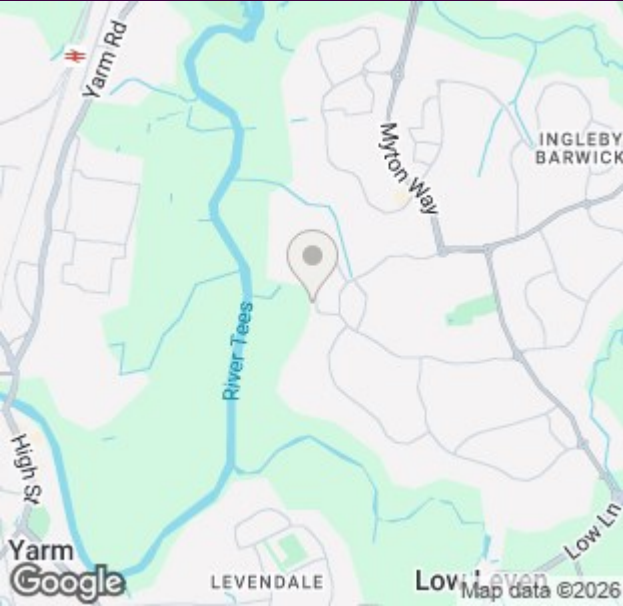
1ST FLOOR



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.
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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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band: C
Tenure: Freehold



- A charming three bedroom detached property
- Much improved and extended
- Impressive refitted kitchen and coordinated utility space
- Garden room extension being open plan to kitchen/diner - with wood burner
- Three good bedrooms, 'Master' with fitted robes and upgraded ensuite
- Block paved drive, garage and attractive, established gardens, westerly rear
- Favoured Ingleby Barwick location, ideal for local schooling



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