

Diamond Road, Thornaby



£149,995

**IH** INGLEBY HOMES





This larger-style, three-bedroom property enjoys a set-back position within this popular, modern Thornaby development. With lawn front gardens enclosed in an attractive rail and path to entrance. Whilst the rear garden has been fully laid to deck, with a bespoke-built timber shed, and rear gated access toward the drive and garage.

Internally, the spacious accommodation boasts a welcoming entrance hall, cloakroom/WC, spacious full-depth lounge, separate sitting/dining room and modern kitchen to the ground floor. The first floor delivers three good bedrooms, the impressively large 'Master' with ensuite, separate family bathroom. Early viewing is advised.



# The Layout

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 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 <sub>2</sub> ) Rating	
	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
		84	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

# The Location



Council Tax Band:  
Tenure:

C  
Freehold



- A larger-style, three bedroom property
- Spacious lounge, separate dining/sitting room, and modern kitchen
- Large Master bedroom with ensuite
- Enclosed, decked rear garden, large bespoke built shed, rear parking and garage
- Favoured, modern Thornaby development
- Early viewing advised