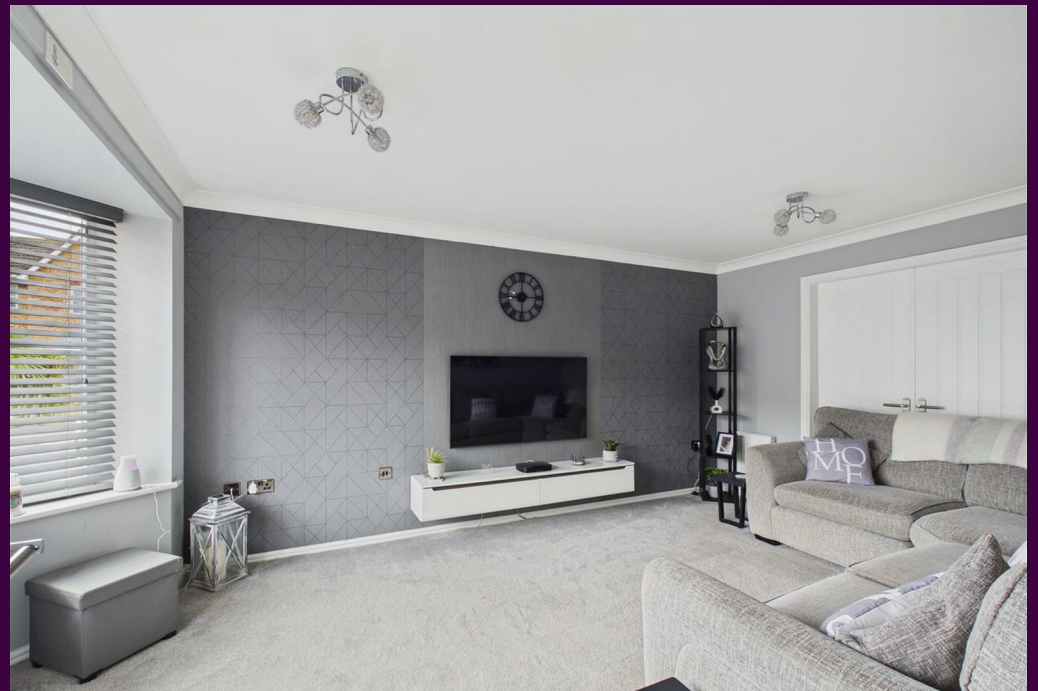
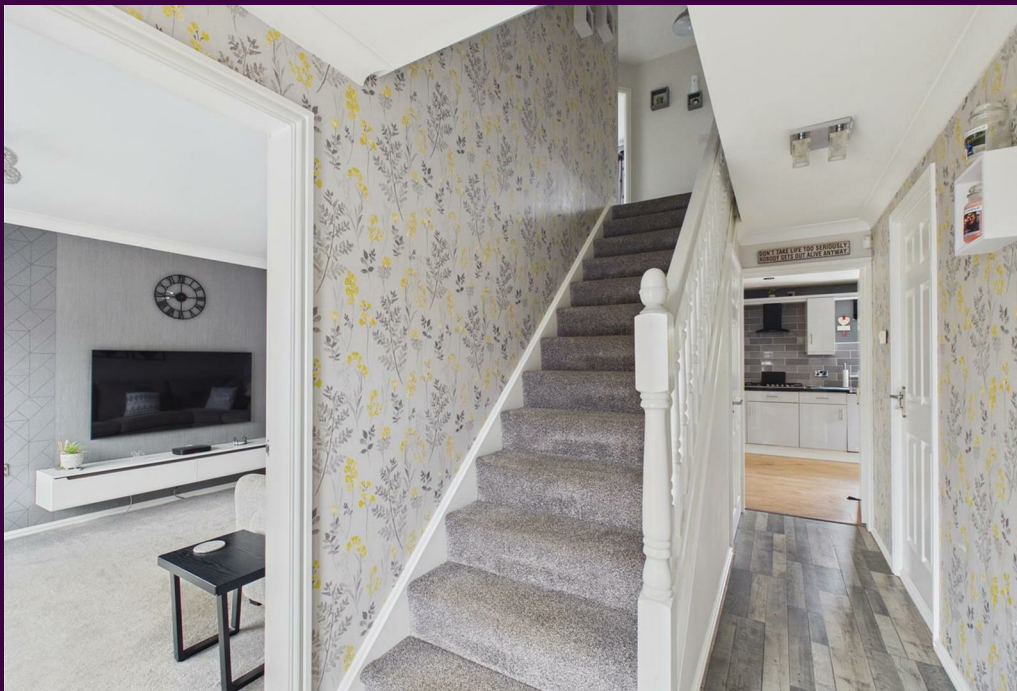


Bronaber Close, Ingleby Barwick



Offers Over £325,000

IH INGLEBY HOMES

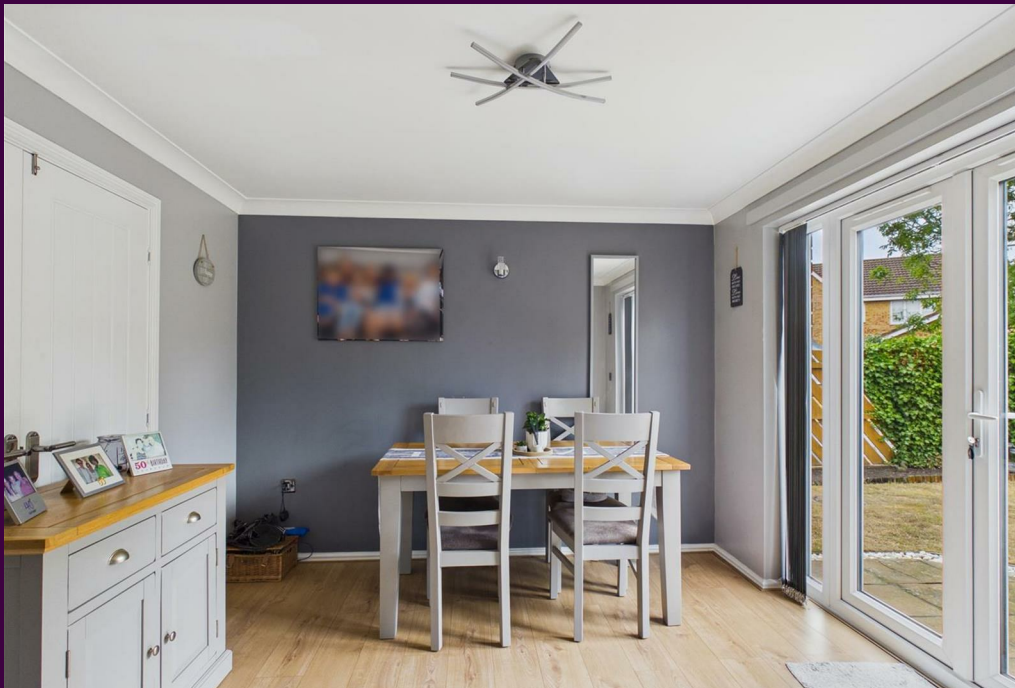




This larger style, and especially impressive family home is built to the sought-after 'Dalton' design, delivering spacious accommodation, four double bedrooms - three of which benefit from ensuite facilities.

Enjoying an enviable and generous corner plot, with very attractive and well-maintained gardens wrapping around the front, side and rear, complimented by the modern re-laid drive which approaches the integral garage, with internal access.

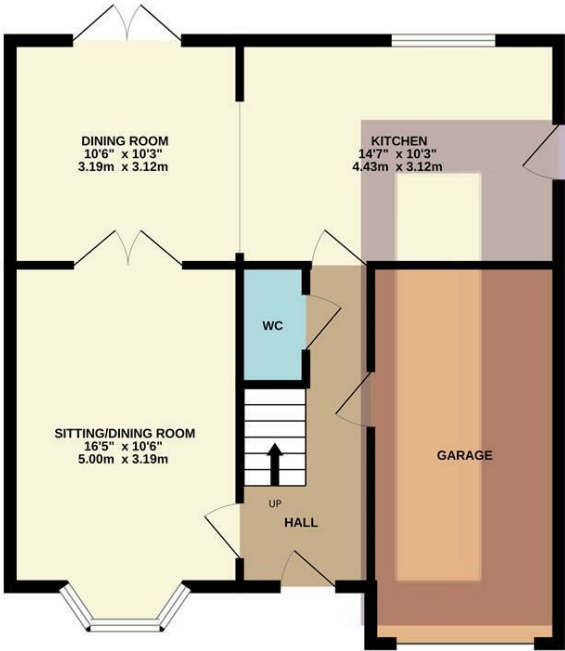
Internally, the accommodation is brought to a great standard, with the impressive open-plan kitchen/diner, large bay-fronted lounge, generous bedrooms and second ensuite being features worthy of special mention. Briefly comprising a welcoming entrance hall, cloakroom/WC, lounge, and open plan, remodelled kitchen/diner to the ground floor. The first floor bringing four great bedrooms, 'Master' with fitted robes and stylish refitted ensuite, whilst further robes are present in bedroom two, which shares a further ensuite 'Jack & Jill' style with bedroom three. Separate family bathroom.



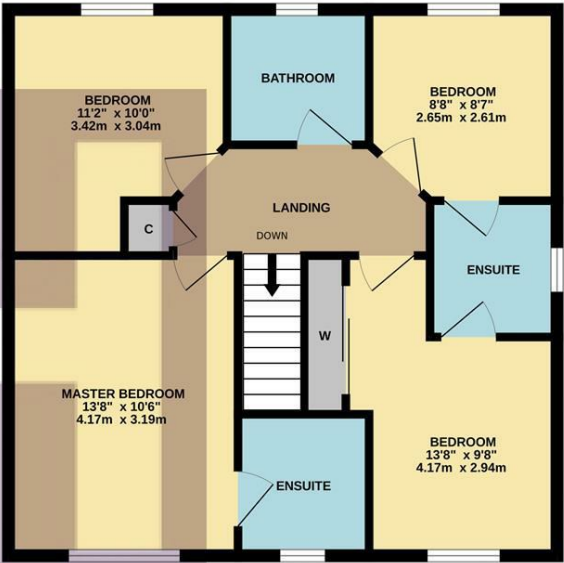
The re-laid block-paved front drive approaches the garage and allows ample off-road parking, passing the lawn front garden which wraps around the side of the corner plot. The rear being fully fence enclosed, with large near-end patio, additional far end patio and generous side area being paved and housing a large aluminium shed. The side and rear are hedge lined providing a green natural barrier.

The Layout

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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		

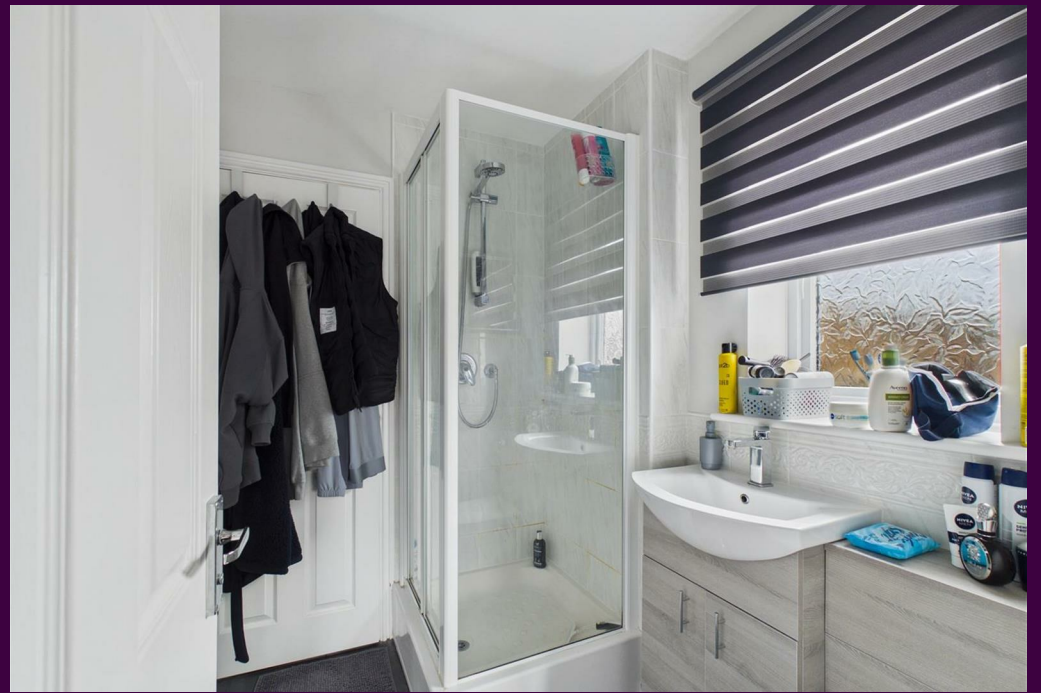
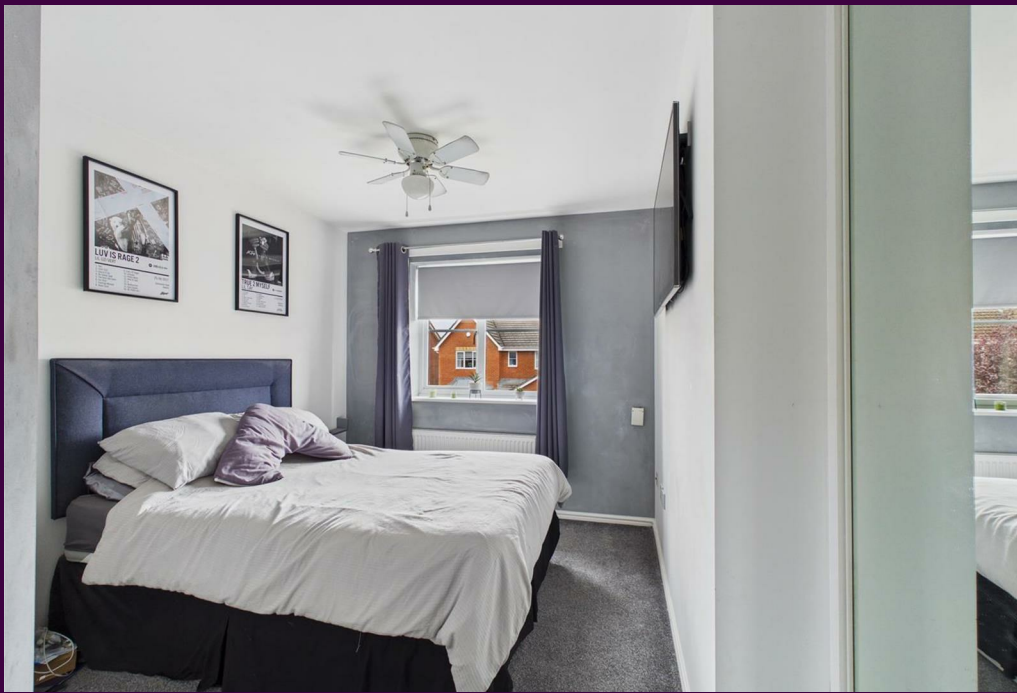
The Location



Council Tax Band: E
Tenure: Freehold



- A spacious, four double bedroom, three bathroom family home
- Sought after location within Ingleby Barwick - ideal for schooling
- Envious corner plot with re-laid drive, and attractive gardens
- Bay-fronted lounge and impressive open-plan kitchen/diner
- Master bedroom with ensuite, further 'Jack & Jill' ensuite to bedrooms two and three
- Brought to a great standard and very well presented
- Ingleby Homes recommended



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