

Bignor Court, Ingleby Barwick



Asking Price £460,000





Built to this exceptionally large design, and since remodelled and significantly improved, this is a property that delivers very spacious accommodation over three expansive levels.

Bringing six double bedrooms, formerly seven, with the smaller now being an open-plan dressing room to bedroom six, whilst three benefit from ensuite shower rooms, the top floor being 'Jack & Jill' serving the two large second floor rooms, which is currently optimised as a fantastic 'Master' level.

The ground floor has been remodelled to deliver an impressively spacious, open-plan and contemporary feel, arriving into the welcoming entrance hall with quality 'Amtico' flooring that flows through the ground floor, which comprises cloakroom/WC, stunning 27ft living room with media wall, open-plan to the equally impressive 30ft kitchen/dining/family space, utility off, and separate study/sitting room.



The first floor brings four generous double bedrooms, one ensuite, and one benefitting from the afore mentioned dressing room, separate four-piece suite family bathroom. Two further large double bedrooms occupy the second floor, with a 'Jack & Jill' ensuite connecting.

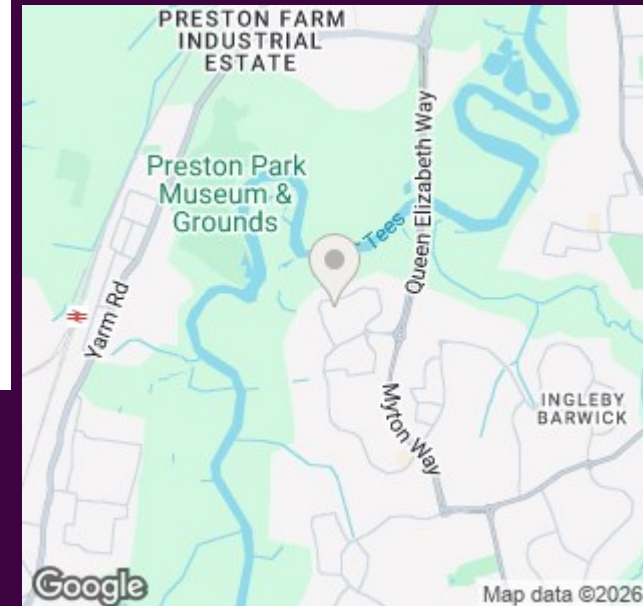
Sitting within this cul-de-sac position, located in the favoured 'Rings' area of Ingleby Barwick, with a detached double garage and drive. The enclosed, westerly rear garden has seen considerable landscaping, brought to a stylish and modern feel, with an abundance of porcelain patios, brick built BBQ and Pizza Oven, all-weather astro-turf lawn and modern re-fencing.

The Layout



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(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
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

The Location



Council Tax Band:

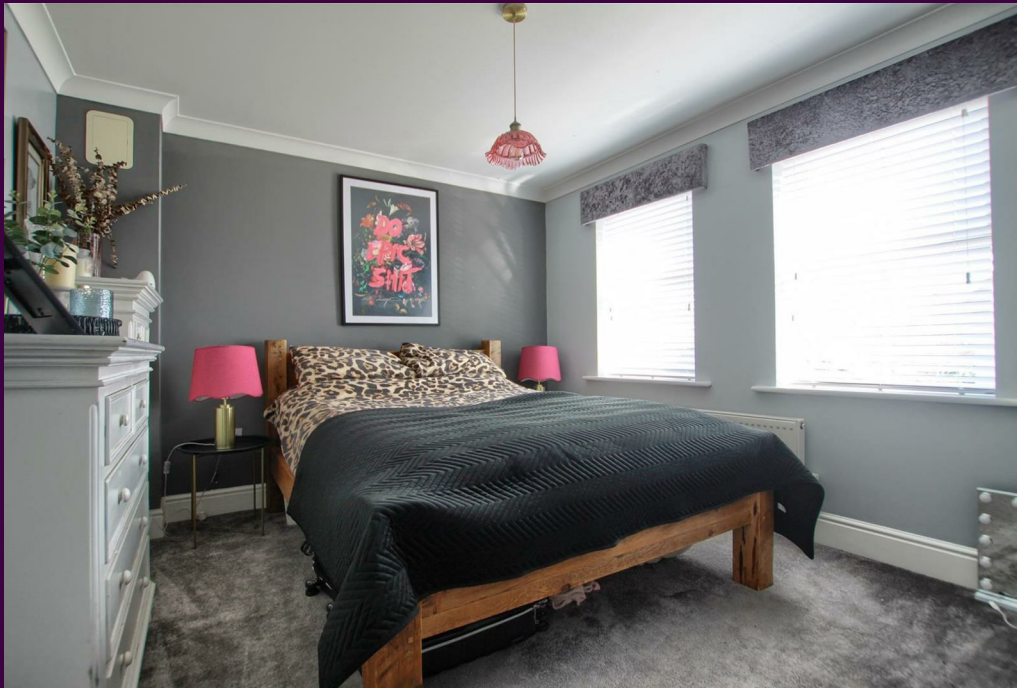
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Tenure:

Freehold



- A large, executive property that delivers extensive accommodation
- Spacious living across three impressive levels
- Stunning pen-plan lounge/family/dining/kitchen space
- Six double bedrooms, with former seventh now an open-plan dressing room
- Superb landscaped rear garden with extensive porcelain patios and all-weather lawn
- Stylish and modern, viewing advised
- Detached double garage, cul-de-sac position



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