

Rothbury Close, Ingleby Barwick



Asking Price £395,000





This especially attractive, large style, four bedroom family home is located within the 'Heart' of Ingleby Barwick, perfectly positioned for nearby primary and secondary schooling, all of which are 'highly regarded'.

Occupying a lovely position and plot, within this particularly sought-after development, enjoying a well-tended front garden, generous block-paved drive which approaches the large double garage, and an enclosed rear garden which boasts a sunny aspect, plenty of privacy with lawn, patio, timber shed, and a borders which house a variety of established shrubs, trees and greenery.

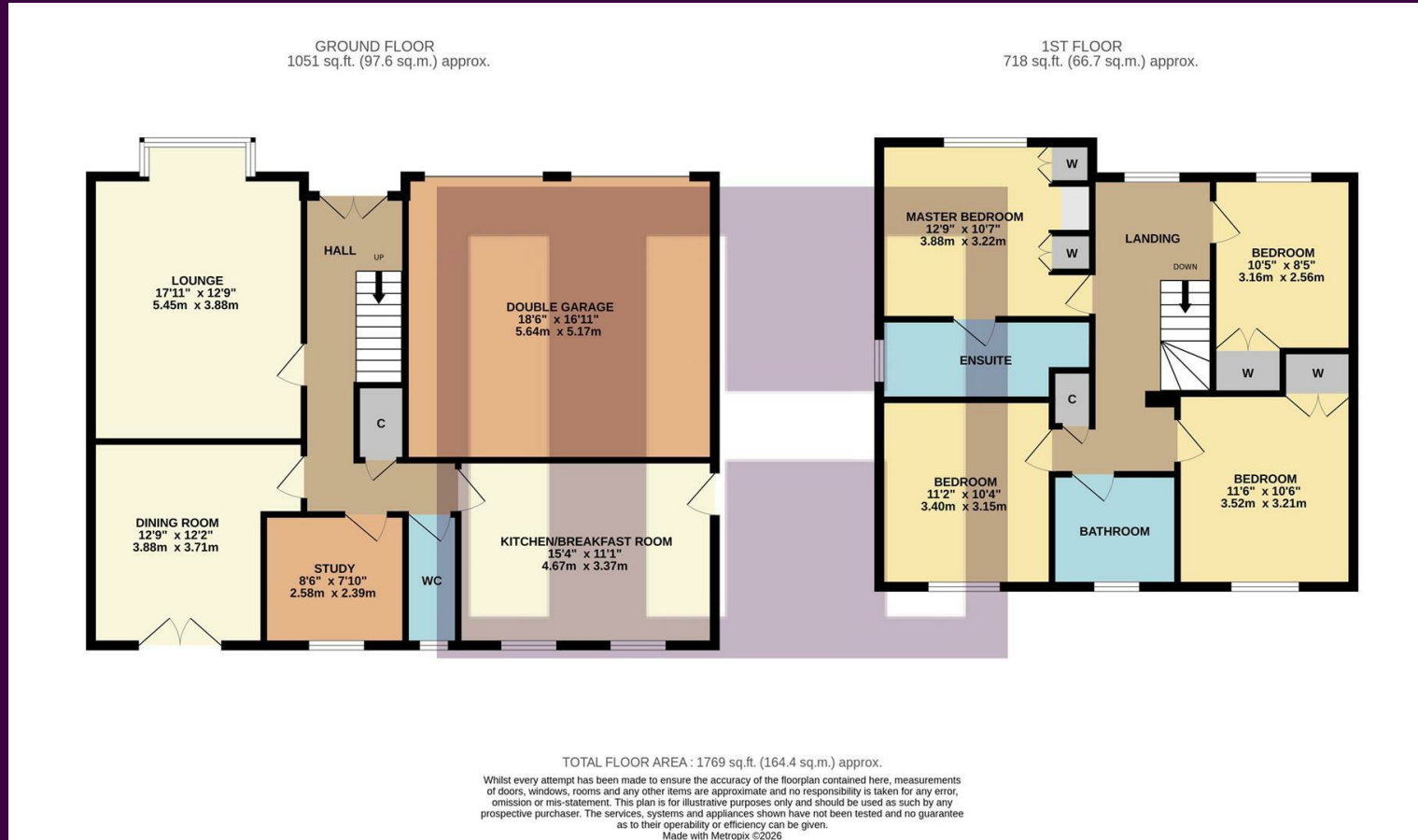
Internally, the spacious accommodation is well-planned and flexible, briefly comprising a welcoming entrance hall, large independent bay-fronted lounge, rear dining/reception room, impressive rear conservatory, study, cloakroom/WC, and fitted kitchen/breakfast room to the ground floor.

The first floor delivers four great bedrooms, 'Master' with a range of fitted furniture, wardrobes and spacious ensuite bringing 'his & hers' sinks, low level WC and recessed shower closet, whilst bedrooms two and four also provide recessed fitted wardrobes, whilst the separate family bathroom provides a modern white suite.

Rothbury is an attractive and desirable location within Ingleby Barwick, and early viewing is advised.

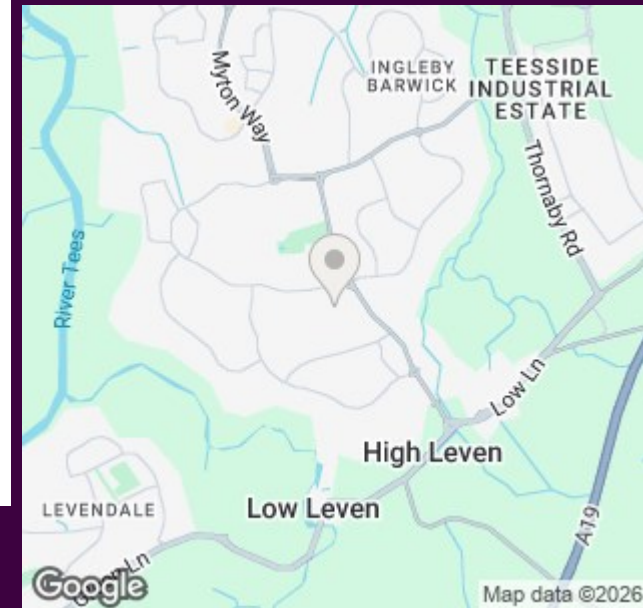


# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</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:

E

Tenure:

Freehold



- Sought-after 'Rothbury Close' address within the 'Heart' of Ingleby Barwick
- Ideally positioned for local primary and secondary schooling
- Attractive plot with lovely gardens, block-paved drive and double garage
- Spacious lounge, dining room, large conservatory, study and kitchen/breakfast room
- Master bedroom with a a range of furniture and ensuite
- Early viewing advised



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