

Oakhurst Close, Ingleby Barwick



Asking Price £340,000

IH INGLEBY HOMES





This especially impressive, and deceptively spacious property offers flexible accommodation, that could easily suit those looking for a bungalow, whilst also delivering an additional first floor double bedroom, and stylish four-piece suite bathroom.

Enjoying a lovely, generous plot, with lengthy side drive, detached garage, rear garden laid to patio with summer house, and attractive front and side gardens which are mainly lawned, with established shrubs and hedged boundaries.

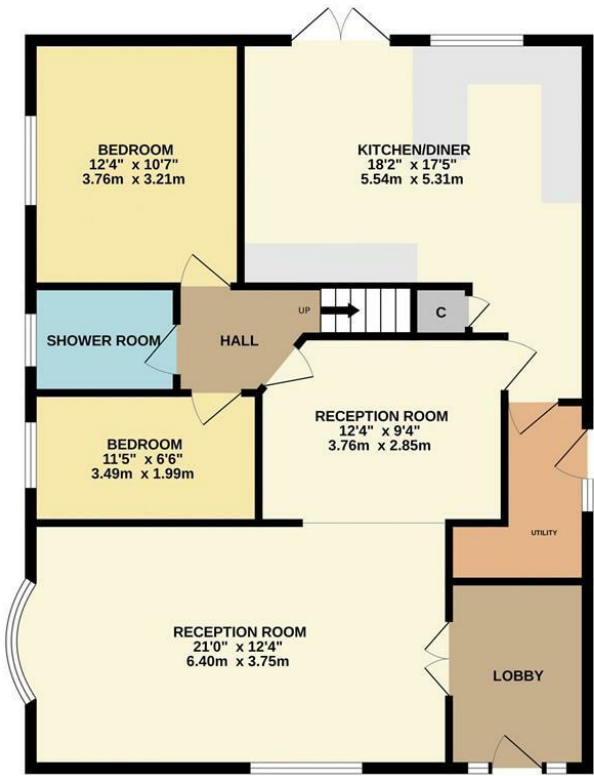
Very much updated and significantly modernised, a stylish replaced kitchen, fully replaced double glazing, a replaced heating system and refitted bathrooms, are just a few of the stand-out features. Briefly, the large ground floor comprises a fabulous entrance lobby, large living room with recently installed marble fireplace and gas fire, open-plan dining room and both with oak flooring, superb open-plan kitchen/diner, with utility off, inner hall, two bedrooms and a modern shower room.

Stairs from the inner hall approach a light and airy landing, accessing the stunning family bathroom and a further double bedroom which enjoys fitted robes and a 'French' door overlooking a 'Juliet' balcony onto the side gardens. The first floor bedroom also offers easy access to the generous eave storage, and loft above via a retractable ladder. Ingleby Homes recommended.

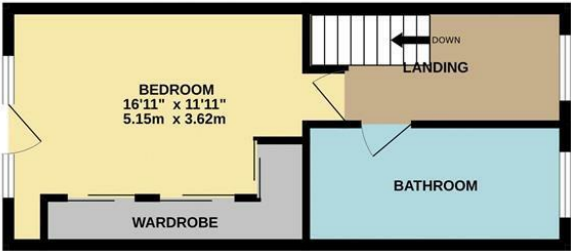


The Layout

GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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			65	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
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: E
Tenure: Freehold



- Deceptively spacious and very much improved accommodation
- Replaced double glazing, refitted bathrooms, stylish refitted kitchen
- Envious corner position with wrap-around gardens
- Lengthy drive and detached garage
- Impressive throughout, viewing essential



www.ingleby-homes.co.uk
01642 671025

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