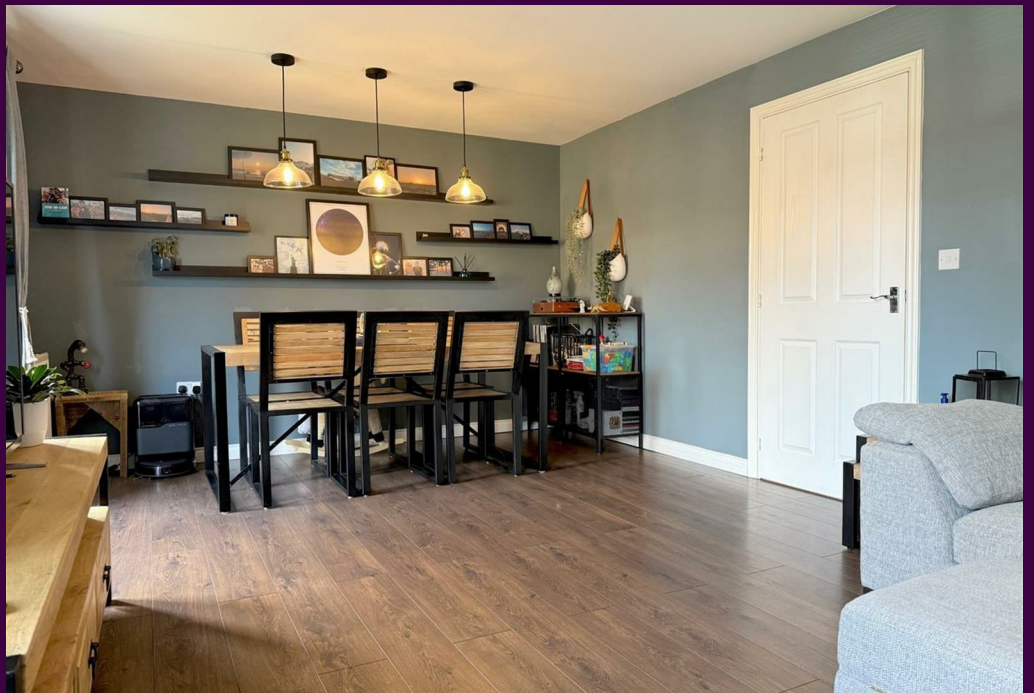


The Rings, Ingleby Barwick



£265,000

IH INGLEBY HOMES





This deceptively spacious, double fronted property is 'Taylor Wimpey' built and delivers impressive, well-planned accommodation.

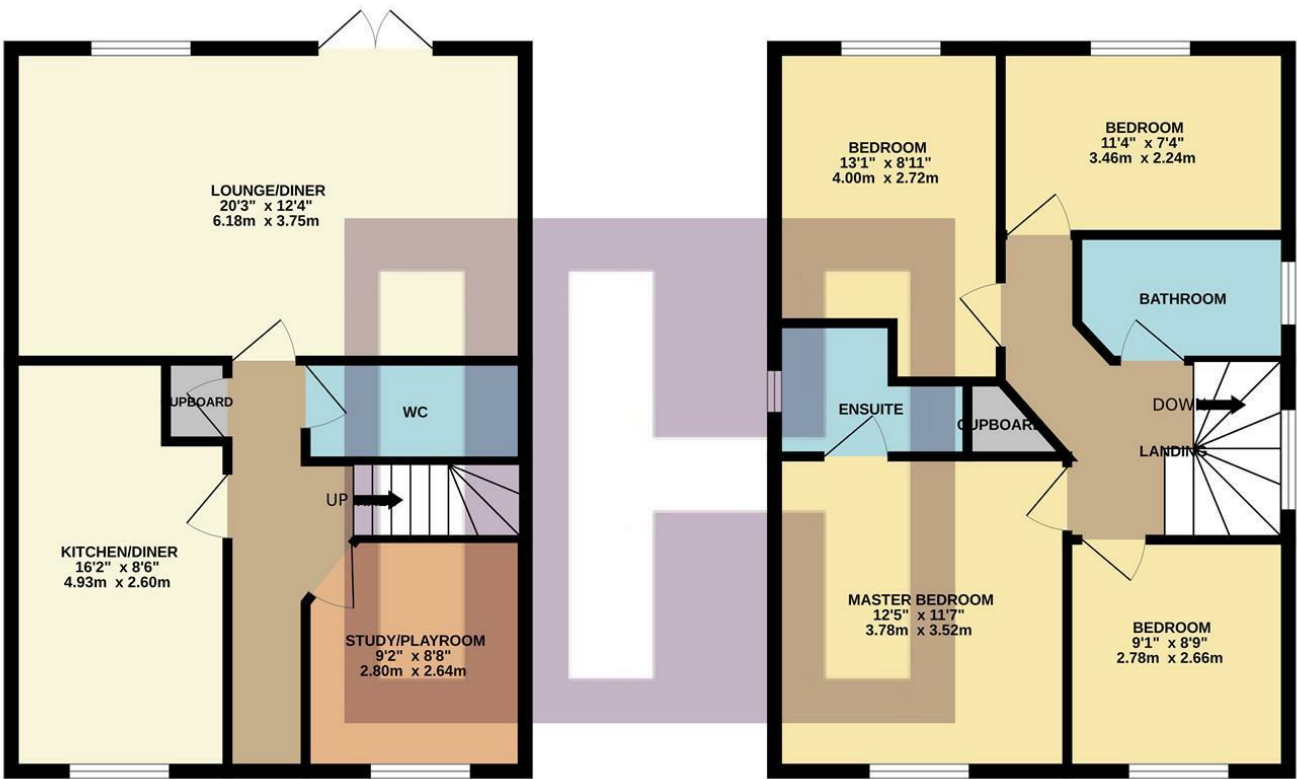
Sitting proudly on this generous plot which brings a rail enclosed front gardens with path to entrance, surprisingly generous side garden which is laid to a well-tended lawn, and a fence enclosed rear garden with patio, lawn and feature pond - with gated access to the rear drive and garage.

Internally, the rear aspect, generous open-plan lounge/diner is worthy of note, with 'wood-burning' stove and 'French' doors to the garden, whilst the ground floor also delivers a welcoming spacious entrance hall, cloakroom/WC, study/play room and modern kitchen/breakfast room.

The first floor provides four good bedrooms, 'Master' with impressive ensuite, separate family bathroom. Well-kept, and very well presented, viewing is advised.



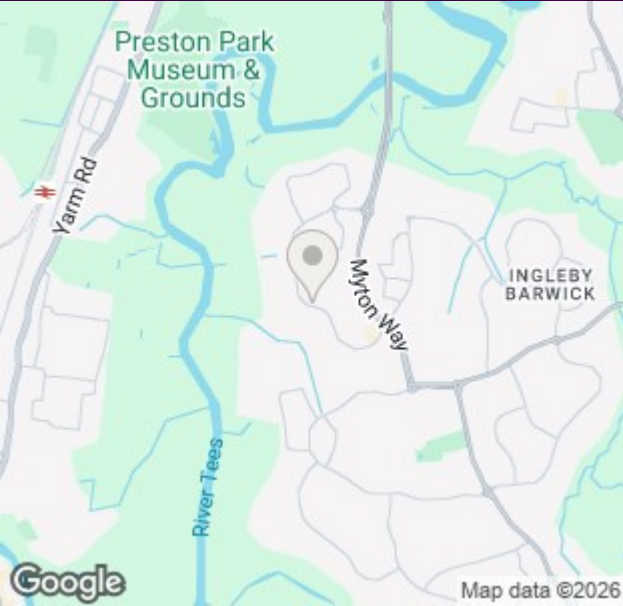
The Layout



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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					
			(1-20) G		
			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- Favoured 'Rings' location within Ingleby Barwick
- Deceptively spacious, double-fronted, Taylor Wimpey design
- Generous rear aspect lounge/diner with feature 'wood-burner'
- Additional study/play room, separate modern kitchen/breakfast room
- Attractive enclosed rear garden, rear drive and garage
- 'Master' bedroom with modern ensuite
- Viewing advised



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