

Jocelyn Way, Brookfield



£295,000

IH INGLEBY HOMES





This handsome, four bedroom property is a fine example of its kind, and certainly merits internal inspection.

Delivered to a tasteful and impressive standard throughout, the ground floor brings a welcoming entrance hall - with internal garage access, cloakroom/WC, dining room, spacious rear lounge with feature 'wood burner' and 'French' doors to the garden, and separate, stylish fitted kitchen with peninsular island, quartz tops and a range of built-in appliances.

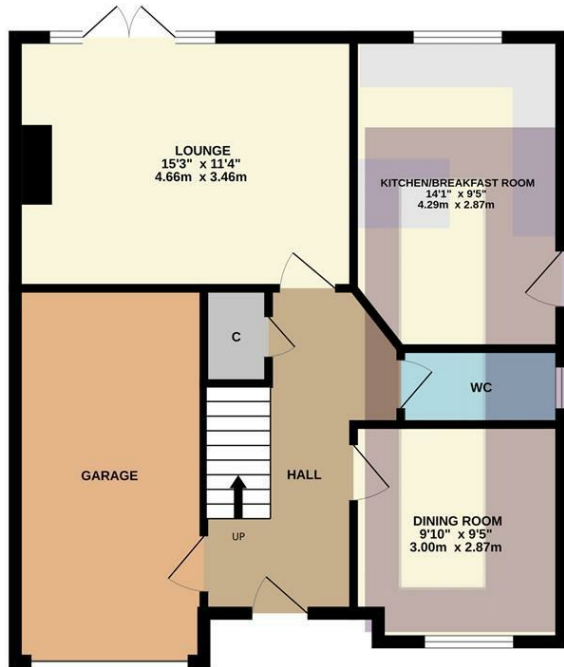
The first floor provides four terrific bedrooms, 'Master' with ensuite and complete with free-standing robes which will remain, as will the robes in bedroom two and three, separate impressive 'four-piece suite' family bathroom, all accessed from a spacious landing.

A double-width block-paved drive allows off-road parking and approaches the integral garage, with lawned front garden alongside, complimented by the attractive rear garden, being generous and laid to lawn whilst patios sit near and far, the far houses a timber built, roofed gazebo and built-in seating area, with storage, central fire-pit and adjoining outdoor kitchen - ideal for entertaining.

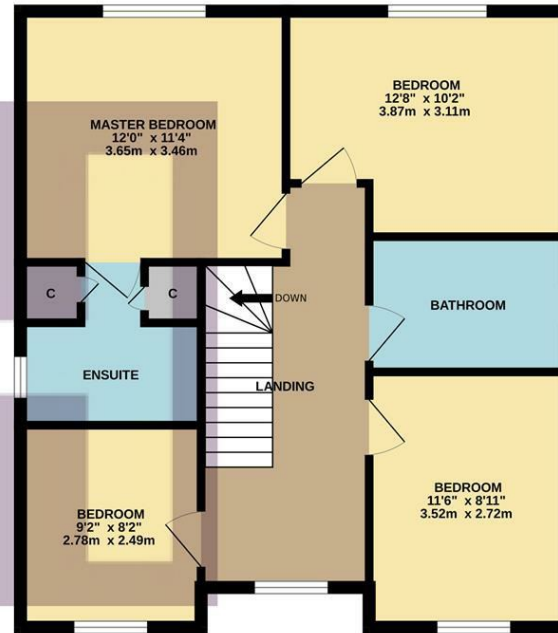


The Layout

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.

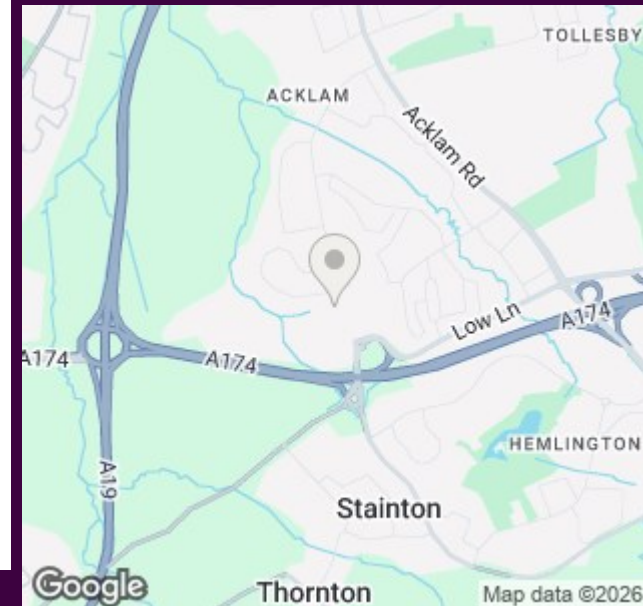


TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

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		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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		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:

E

Tenure:

Freehold



- Impressive and deceptively spacious
- Favoured Brookfield development
- Generous garden with outdoor kitchen/canopied seating area and fire-pit
- Cul-de-sac position, double width drive and garage
- Tasteful and well presented throughout
- Spacious rear lounge, separate dining room and stylish kitchen
- Four great bedrooms, 'Master' with ensuite and all wardrobes remaining



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