

Jocelyn Way, Stainsby Hall Park



£319,000

IH INGLEBY HOMES





Built by 'Bellway' to this especially generous design, delivering well-planned, and spacious accommodation over two levels, whilst boasting a generous rear garden complete with timber summer house/garden bar.

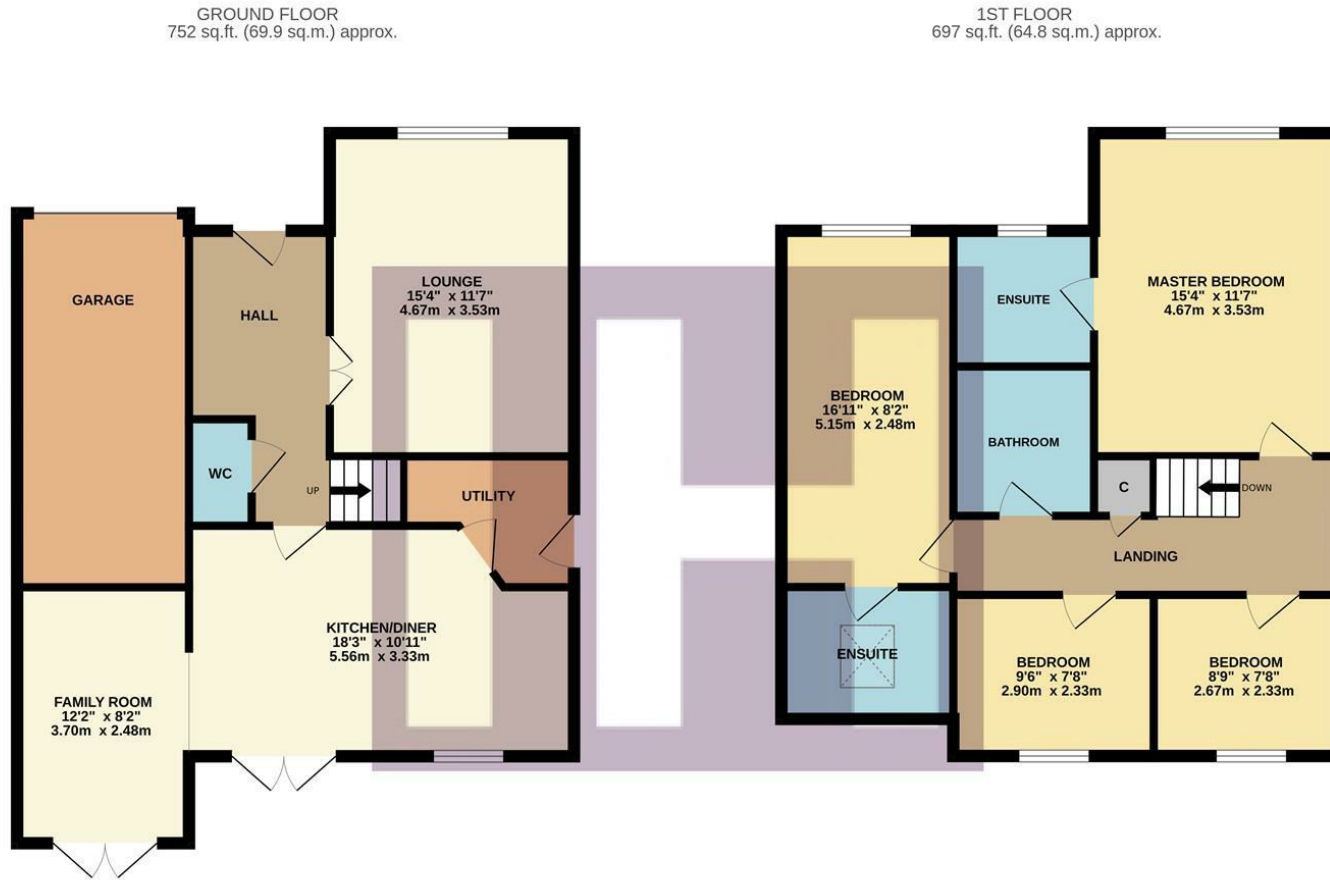
Features include a large, independent lounge, separate open-plan kitchen/diner and family room to the ground floor, whilst two of the generous bedrooms enjoy ensuite showier rooms. Situated within this desirable development on the edge of Acklam, with excellent transport links.



Briefly, the accommodation comprises an entrance hall, cloakroom/WC, spacious lounge, modern kitchen/diner with utility off and open-plan family room to the ground floor. The first floor brings four great bedrooms, the large 'Master' with ensuite, a feature repeated in bedroom two, and separate, modern family bathroom.

A drive to the front allows off-road parking for two cars, and approaches the integral garage.

The Layout



TOTAL FLOOR AREA: 1449 sq.ft. (134.7 sq.m.) approx.

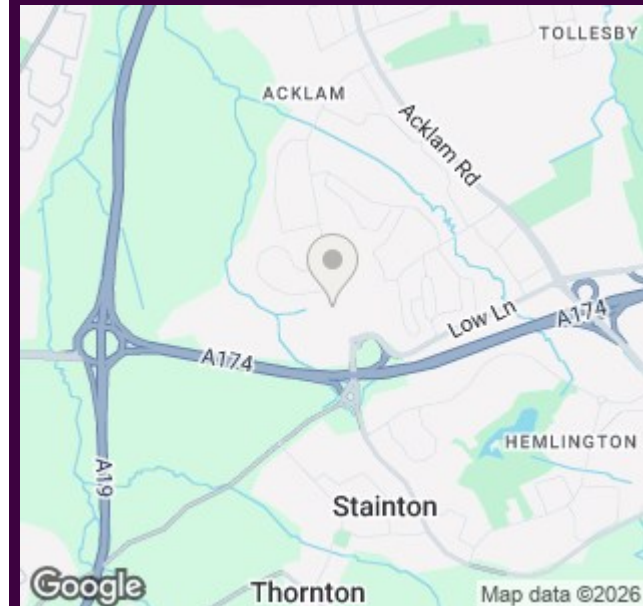
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		77	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC	

The Location



Council Tax Band:

Tenure:

E

Freehold



- Impressive, 'Bellway' built four bedroom family property
- Spacious ground floor with independent lounge, superb kitchen/diner and family room
- Generous rear garden with summerhouse/garden bar
- Four great bedrooms, two ensuite
- Favoured 'Stainsby Hall Park' development on outskirts of Acklam
- Viewing advised



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