

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.

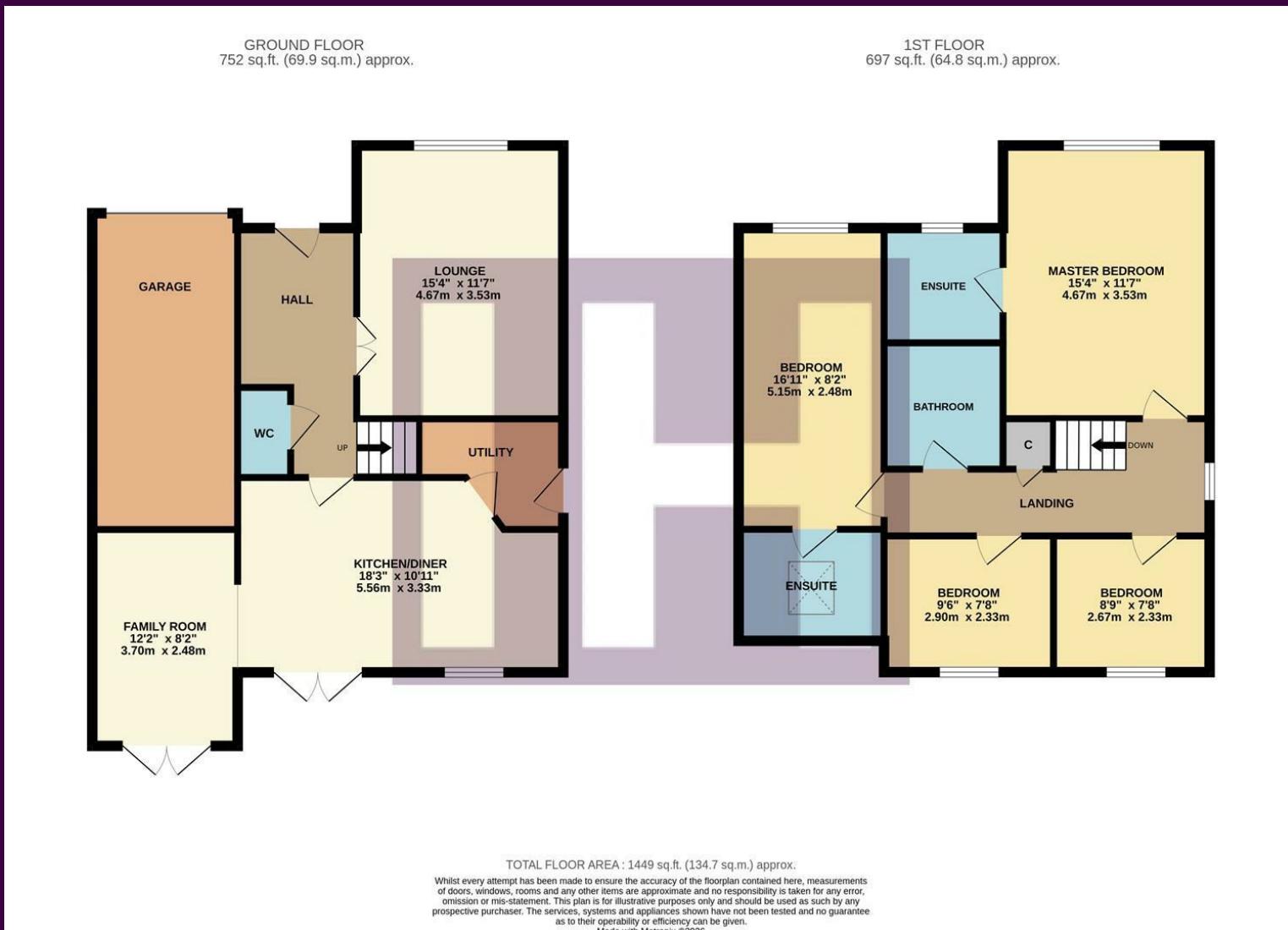
Features include a large, independent lounge, separate open-plan kitchen/diner and family room to the ground floor, whilst two of the generous bedrooms enjoy ensuite shower rooms. Situated within this desirable development on the edge of Acklam, with excellent transport links.

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.

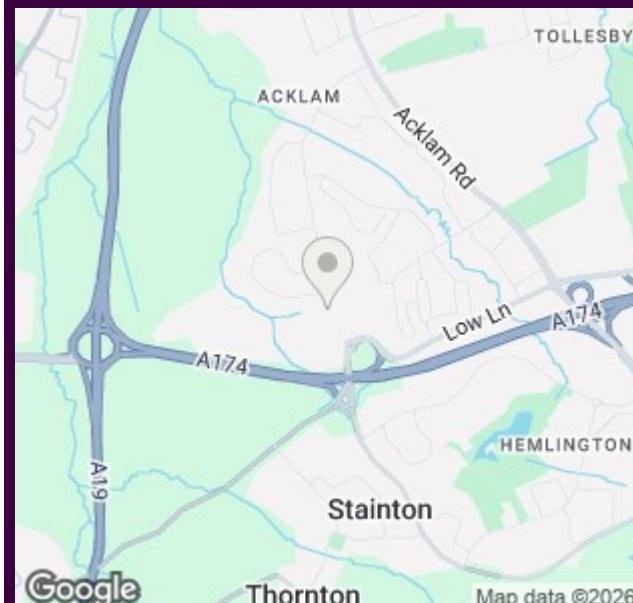


The Layout

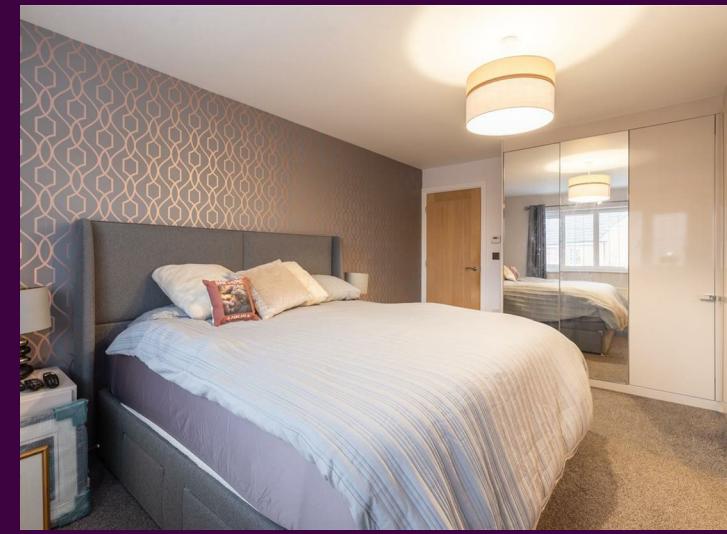


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	88	
(81-91) B	(81-91) A	77	
(69-80) C	(69-80) B		
(55-68) D	(55-68) C		
(39-54) E	(39-54) D		
(21-38) F	(21-38) E		
(1-20) G	(1-20) F		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The Location



Council Tax Band:
E
Tenure:
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



www.ingleby-homes.co.uk
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