

Gayle Moor Close, Ingleby Barwick



£425,000

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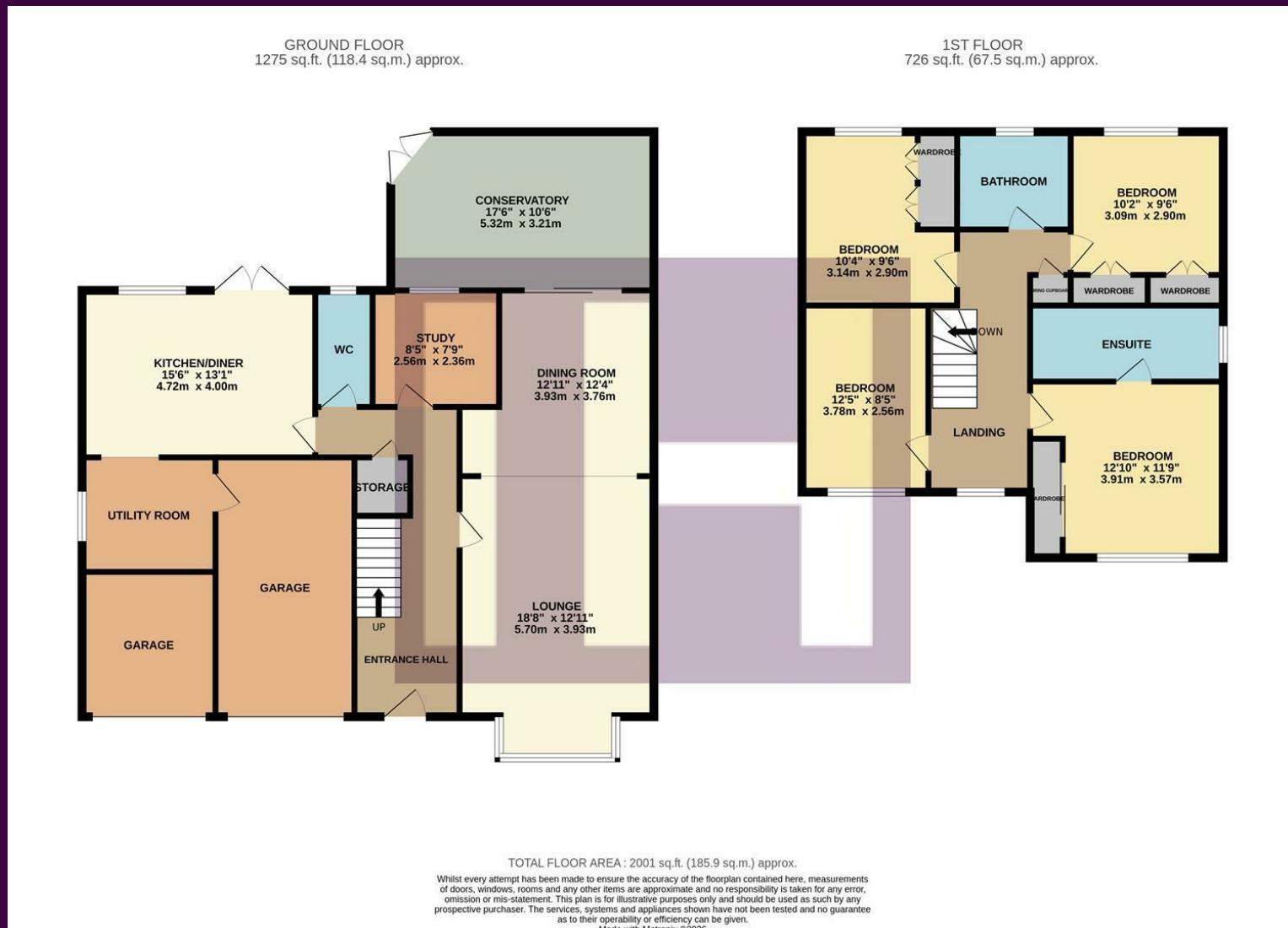
Early viewing may prove essential when it comes to this handsome, larger style, four double bedroom property that enjoys an enviable, cul-de-sac position within 'The Heart' of the desirable Sober Hall area of Ingleby Barwick. A location synonymous with quality, whilst this fabulous family home does not disappoint!

Boasting a great plot which delivers an extensive re-laid front drive that can accommodate four vehicles, a lawned front garden with mature shrubs bordering, and a lovely landscaped rear garden which brings lawn, various patios, a timber 'closeable' gazebo and an abundance of planting, greenery and foliage - a real credit to the owner, and particular feature of the property.

Internally, the impressive room sizes become immediately obvious, as does the high standard and immaculate presentation. Arriving into the welcoming hall on the ground floor with feature half-paneling, that accesses the the large bay-fronted lounge - open-plan to the spacious dining room, with a lovely conservatory off the rear, a useful study is separate, and cloakroom/WC, whilst the stunning open-plan kitchen/diner is a space worthy of special mention, boasting features such as integrated appliances, a 'Range' cooker, 'Belfast' sink and beautiful granite tops. A useful utility has been created by converted a rear section of one the garages, with the front section still providing secure storage, the further garage remains.

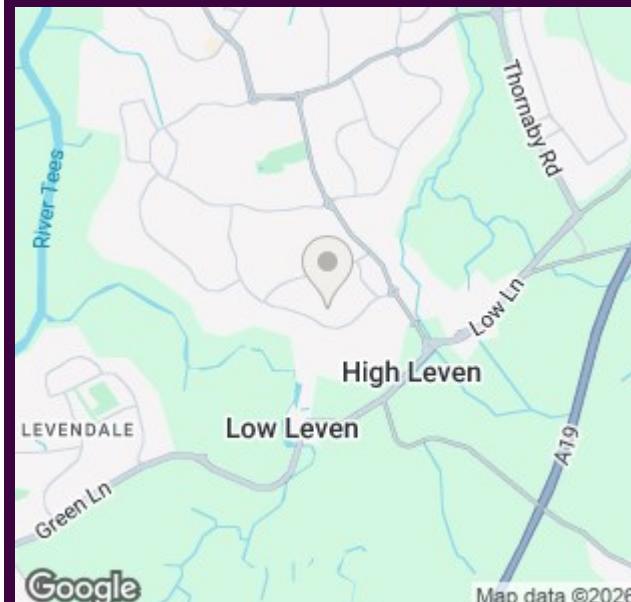
The landing is generous and opens up as you come to the first floor, where you find four double bedrooms, 'Master' with fitted sliding robes, and an enlarged/remodelled ensuite/dressing room, with cabinets and quartz tops, whilst further fitted robes benefit bedrooms two and three. The separate family bathroom is delivered to a standard of which by now, you will be expecting.

# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

## The Location



Council Tax Band:  
E  
Tenure:  
Freehold



- An impressive, large family home within the desirable Sober Hall area
- Upgraded, and immaculately presented
- Stunning refitted kitchen/diner packed with features and quality
- Large lounge, dining room and conservatory
- Four double bedrooms, three with robes and 'Master' with ensuite/dressing room
- Beautiful landscaped gardens, extensive re-laid drive
- Early viewing advised



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