

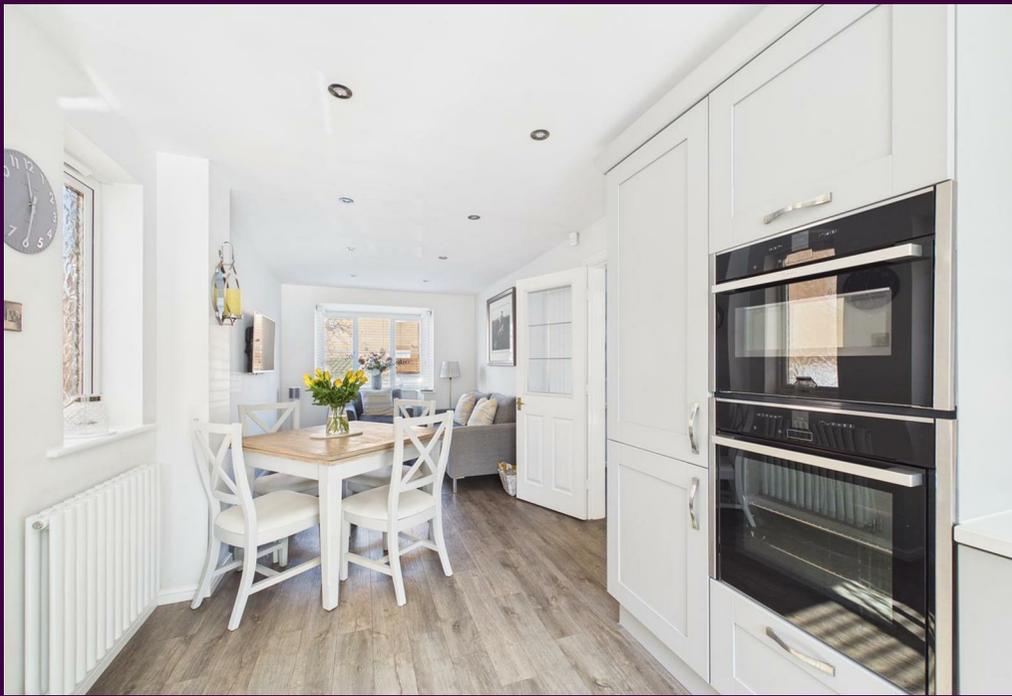
Talbenny Grove, Ingleby Barwick



£304,500

IH INGLEBY HOMES





A really fine example of its kind! This handsome four bedroom detached property has seen a lot of improvement, and certainly warrants early inspection.

The fabulous refitted kitchen with 'Neff' appliances, which sits to the rear of the stunning, remodelled open-plan kitchen/dining/family space that spans the full depth of the property, an impressive rear garden room extension which enjoys the southerly private aspect of the garden - are both features worthy of special mention.

Immaculately presented and turn-key ready, whilst being sold with the benefit of 'No Forward Chain' - the internal accommodation comprises a welcoming entrance hall, cloakroom/WC, spacious lounge with built-in media wall and cabinets, garden room, and the afore mentioned kitchen/diner/family space to the ground floor.



The first floor delivers four great bedrooms, three with recessed fitted robes, and 'Master' with ensuite, along with the separate family bathroom.

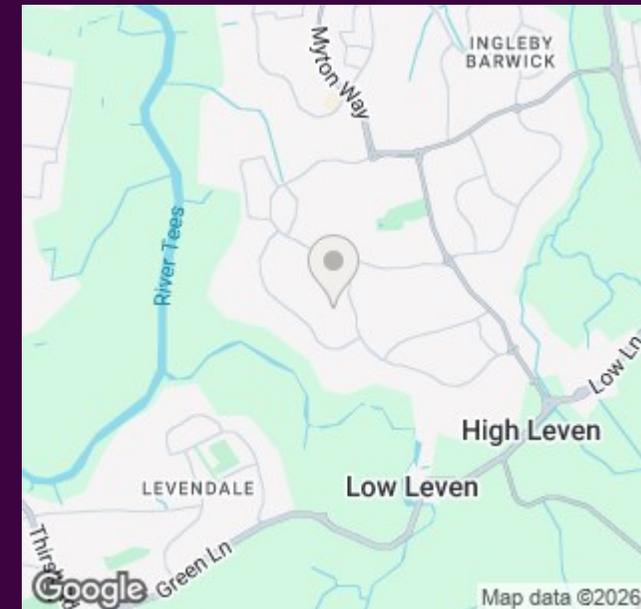
A double width drive to the front allows ample of road parking for two vehicles and approaches the integral single garage, passing the lawned front garden. Complimented by the attractive rear garden, being fence enclosed with gated side access, laid to lawn with re-laid near end patio, and further patios to each far corner, one sitting under a timber gazebo.

The Layout



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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (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:

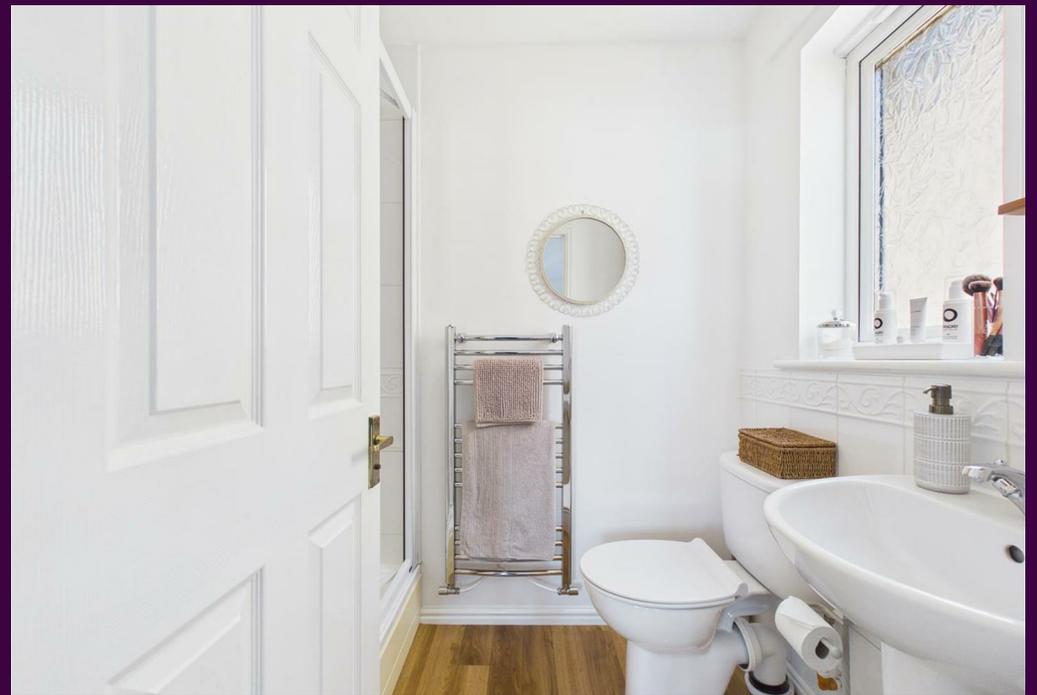
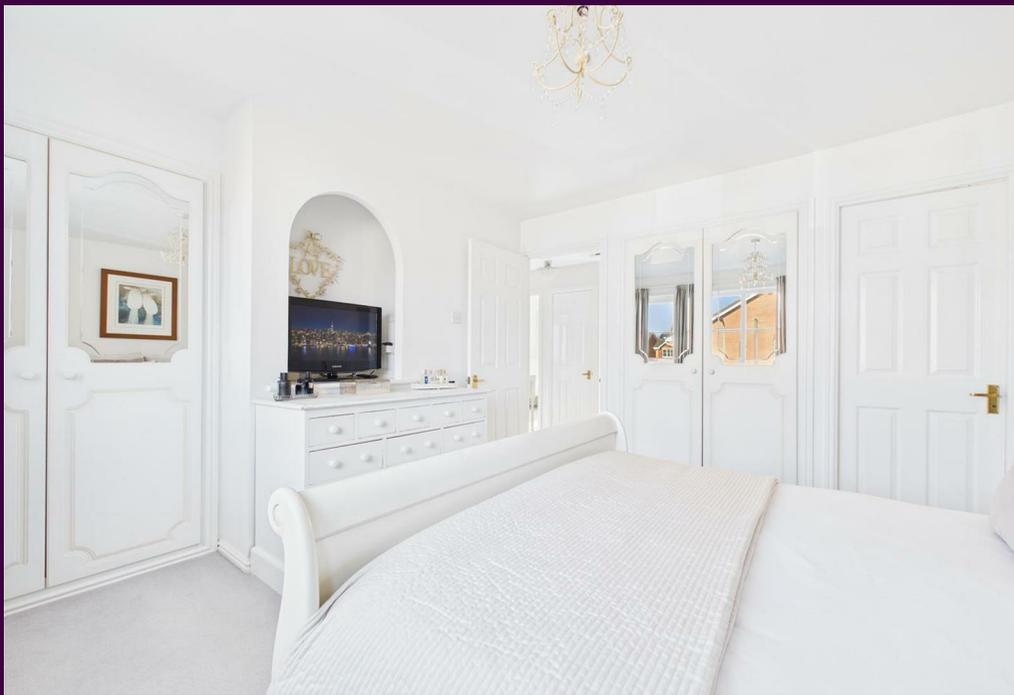
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Tenure:

Freehold



- Immaculate throughout, and significantly improved
- Superb remodelled and refitted kitchen/diner/family space
- Spacious lounge with feature media wall
- Lovely cul-de-sac position within favoured Ingleby Barwick location
- Rear garden room extension making the most of private, southerly outlook
- Four bedrooms, three with fitted robes and 'Master' with ensuite



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