

Widdale Road, Hartburn Grange



£329,995

**IH** INGLEBY HOMES





'Set-back on a private drive, with ample parking, and garage, separated from the road by raised planters, presenting a pleasant, open-feeling outlook, complimented by the large rear garden which brings extensive lawn, and side timber deck, enjoying a sunny, southerly aspect. on Widdale Road in the desirable Hartburn Grange area, this modern detached house offers a perfect blend of contemporary living and spacious comfort. Built in 2023, the property boasts a generous 1,238 square feet of well-designed space, making it an ideal family home.



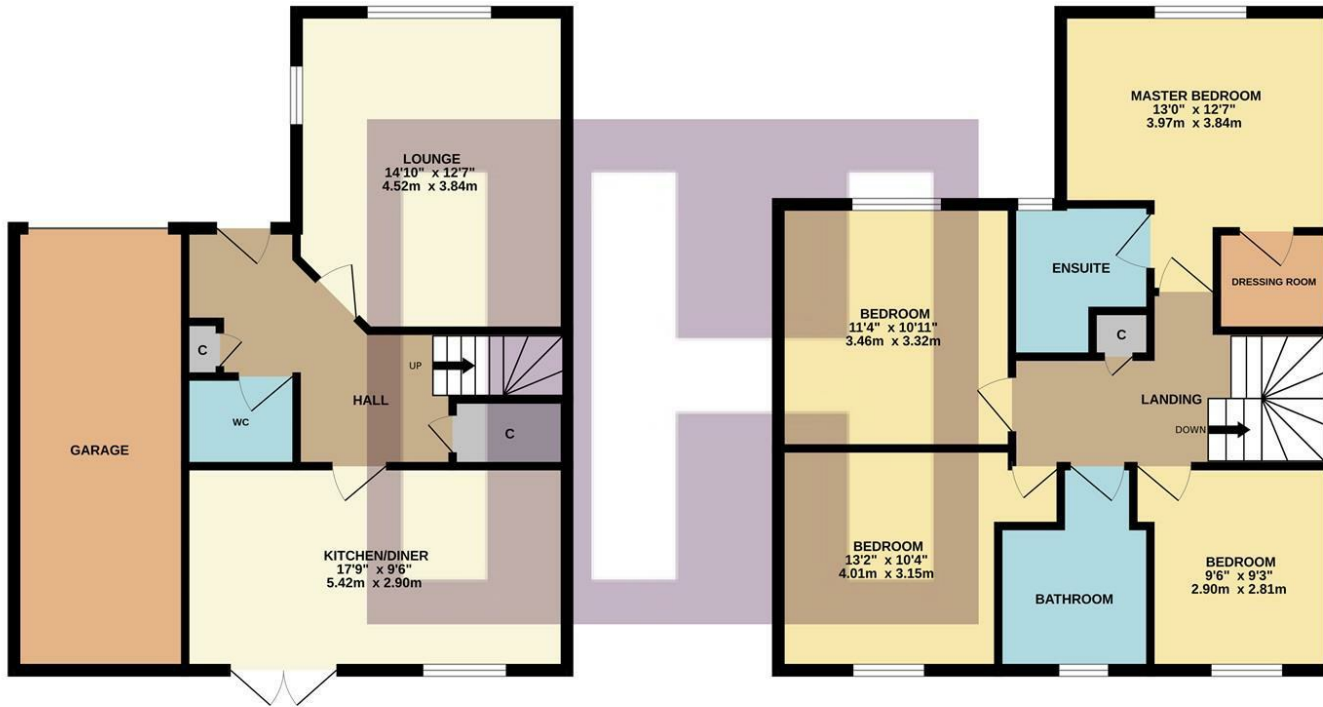
Internally, the house still feels 'brand-new' being attractive and modern throughout. You are welcomed on the ground floor in to a spacious lobby, with built-in cupboards, and cloakroom/WC off. A large independent lounge is to your left, and the impressive open-plan kitchen/diner spans the rear.

The first floor delivers four great bedrooms, all accessed from the open feature landing, the superb 'Master; with ensuite and walk-in dressing room, separate impressive family bathroom.

# The Layout

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.

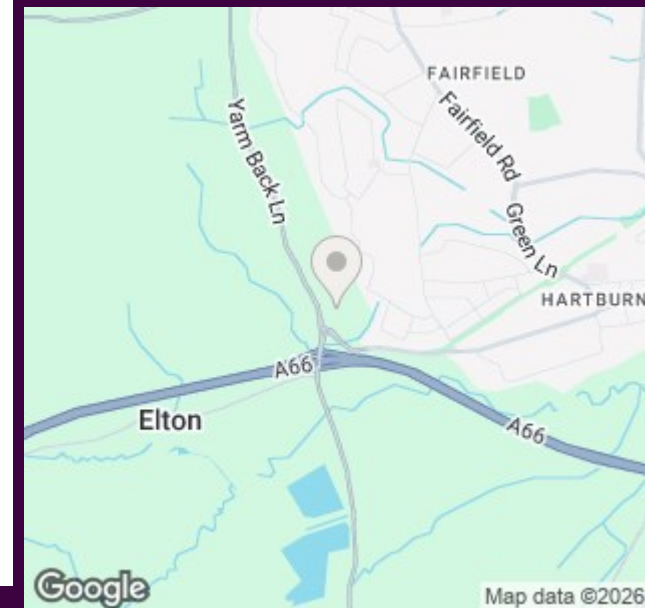


TOTAL FLOOR AREA: 1328 sq.ft. (123.3 sq.m.) approx.

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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>84</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales		EU Directive 2002/91/EC	

# The Location



Council Tax Band:  
Tenure:

D  
Freehold



- Constructed by 'Taylor Wimpey' to the impressive 'Coltham' design. 2023
- Envious, 'set-back' position off private drive, large southerly garden
- Still feeling 'Brand New' and attractive throughout
- Spacious independent lounge, separate open-plan kitchen/diner
- Master bedroom with ensuite and walk-in dressing room
- Desirable 'Hartburn Grange' development



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