

Penderyn Crescent, Ingleby
Dewick



Offers In The Region Of £230,000





This three bedroom detached home has seen significant improvement, along with a rear, ground floor extension that delivers a spacious 'Garden Room' addition, enhancing the living space and being open plan to the impressive kitchen/diner.

Other features worthy of special mention include the attractive modern bathroom, ensuite, fitted robes in all bedrooms, low-maintenance landscaped rear garden, block paved drive and useful laundry room - provided by way of a partial garage conversion.

Situated within the sought-after 'Round Hill' area of Ingleby Barwick, ideally positioned for 'highly regarded' local schooling, which will make it of particular interest to the younger family.

Briefly, the accommodation comprises an entrance hall, spacious lounge, inner hall with cloakroom/WC and access to the useful laundry with generous built-in storage cupboards, the impressive open-plan kitchen/diner - which in turn is open-plan to the rear garden room, which offers two sets of 'French' doors to the garden on the ground floor.

The first floor brings three great bedrooms, each with built-in robes, and 'Master' with modern ensuite, separate, impressive family bathroom.

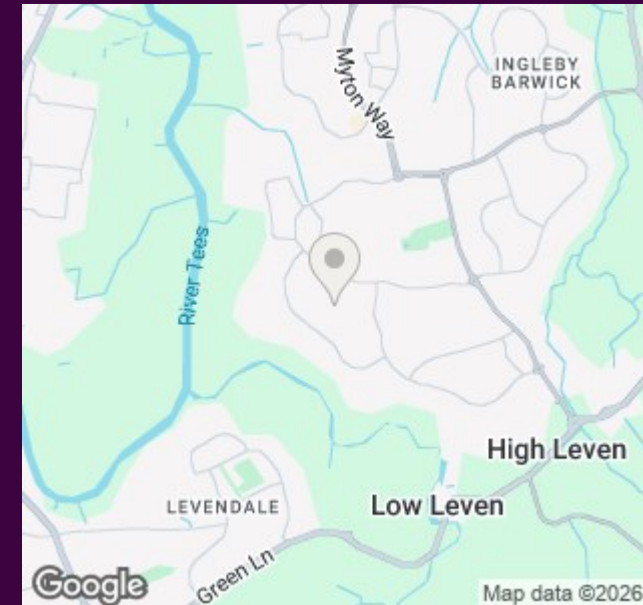


The Layout



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

The Location



Council Tax Band:
Tenure:

D
Freehold



- Much improved and extended detached property
- Favoured 'Round Hill' location, ideal for local schooling catchments
- Rear 'Garden Room' extension enhances the living space
- Impressive modern kitchen, bathroom and ensuite
- Three great bedrooms, all with robes, 'Master' with ensuite
- Separate lounge and open-plan kitchen/diner/garden room
- Attractive low-maintenance rear garden, block paved front drive



www.ingleby-homes.co.uk
01642 671025

IH INGLEBY HOMES