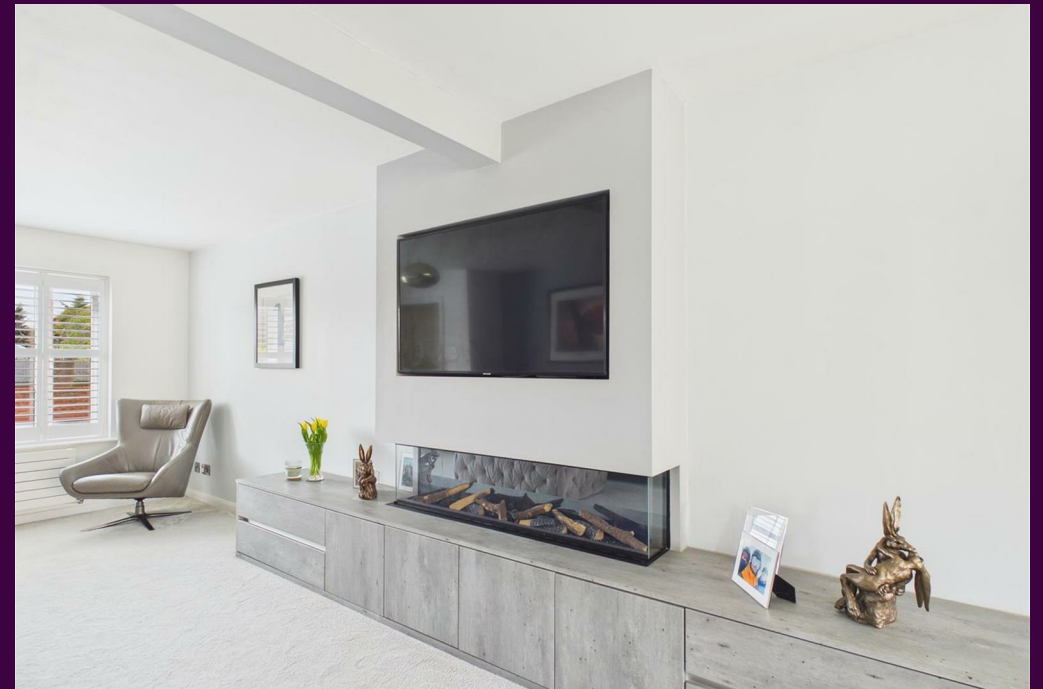
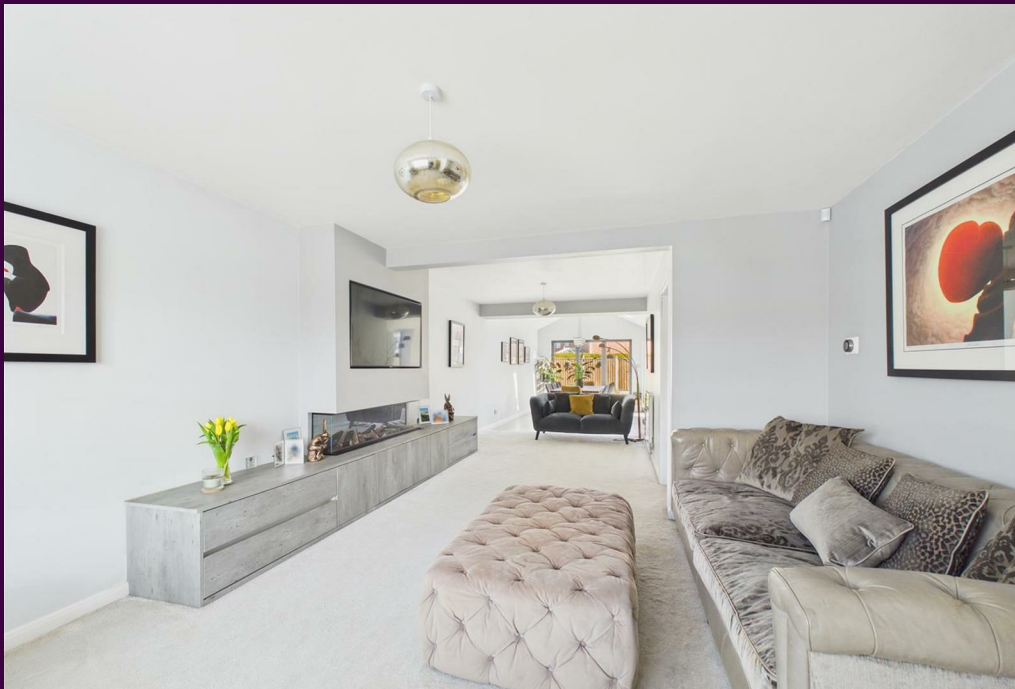
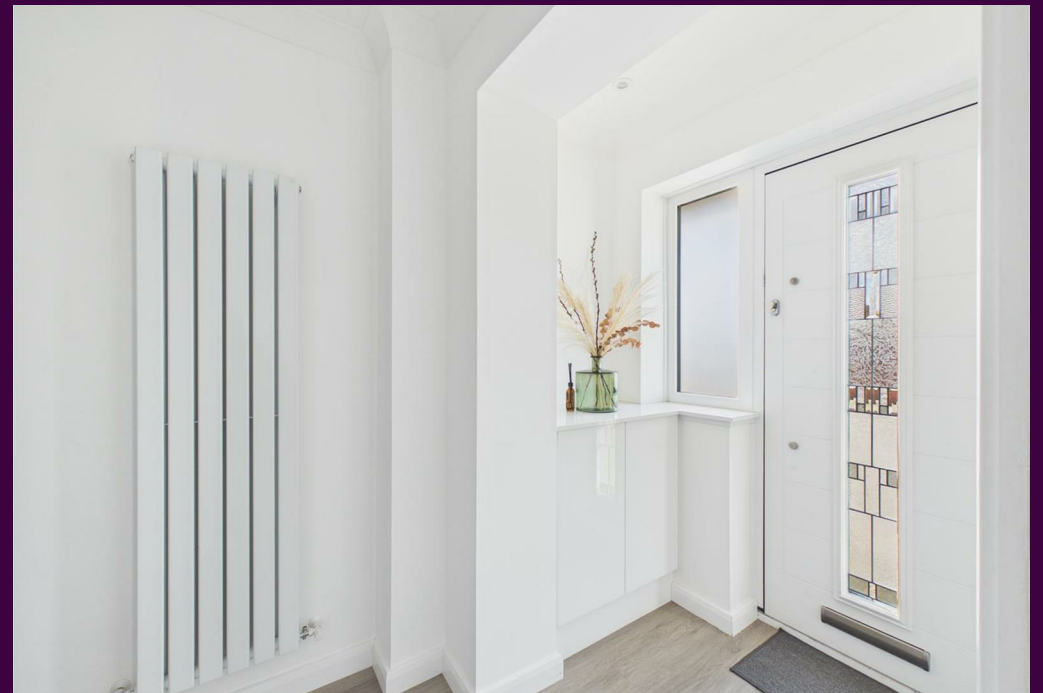


Lawrenny Grove, Ingleby Barwick



Asking Price £320,000

IH INGLEBY HOMES





Sitting on an enviable plot, set back from the road on a three property, private drive, this former show home has been significantly upgraded, remodelled, and boasts a fabulous rear extension.

The generous rear garden enjoys a sunny westerly aspect, bringing a large well-tended lawn, and near and far end re-laid patios, the near being extensive, whilst the all the fencing has been replaced with concrete posts and bases. Facing toward 'Round Hill' avenue in this sought after area of Ingleby Barwick, the front enjoys a widened drive which approaches the garage with replaced roller door, and further paved parking area ahead, for two more vehicles.



Internally, you realise the impressive quality immediately, arriving in to the hall with fitted shoe cupboards finished with quartz surfaces, continuing to the stunning 42ft, open-plan lounge, diner, family space - with fitted feature media wall and built-in fire, a space enhanced by the well-executed rear extension with vaulted ceiling, Velux roof windows and bi-fold doors to the rear garden. The fitted kitchen enjoys under-floor heating and brings a range of units finished with granite surfaces and delivering a range of built-in appliances, with an inner lobby leading to the cloakroom/WC and offering internal garage access on the ground floor.

The first floor provides four great bedrooms, the 'Master' with modern ensuite and quality recessed fitted robes and drawer unit, whilst robes are also available in bedrooms two and three. The family bathroom is brought to a standard of which by now you will expect, remodelled to allow a recessed 'walk-in' shower, with impressive suite tiling.

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			(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
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales

The Location



Council Tax Band: **D**
 Tenure: **Freehold**



- Extended, remodelled and packed with quality
- Former 'Show Home' on private drive
- Stunning 42ft open-plan living/dining/family space
- Impressive refitted family bathroom with 'four-piece' suite
- Generous landscaped garden, garage, drive and additional parking
- Quality fitted robes to three bedrooms, 'Master' ensuite
- Ingleby Homes recommended



www.ingleby-homes.co.uk
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