

Coney Close, Ingleby Barwick



£390,000

IH INGLEBY HOMES





This impressively generous property delivers a fabulous ground floor that offers extensive, and flexible accommodation, providing four living spaces, and separate, outstanding kitchen/diner. Benefiting from well-planned and professionally executed extension works, which have taken advantage of the unusually large plot within this favoured and more established 'Lowfield's' area of Ingleby Barwick, whilst a large enclosed garden still remains, complimented by the terrific re-laid block-paved frontage which allows parking for several vehicles.

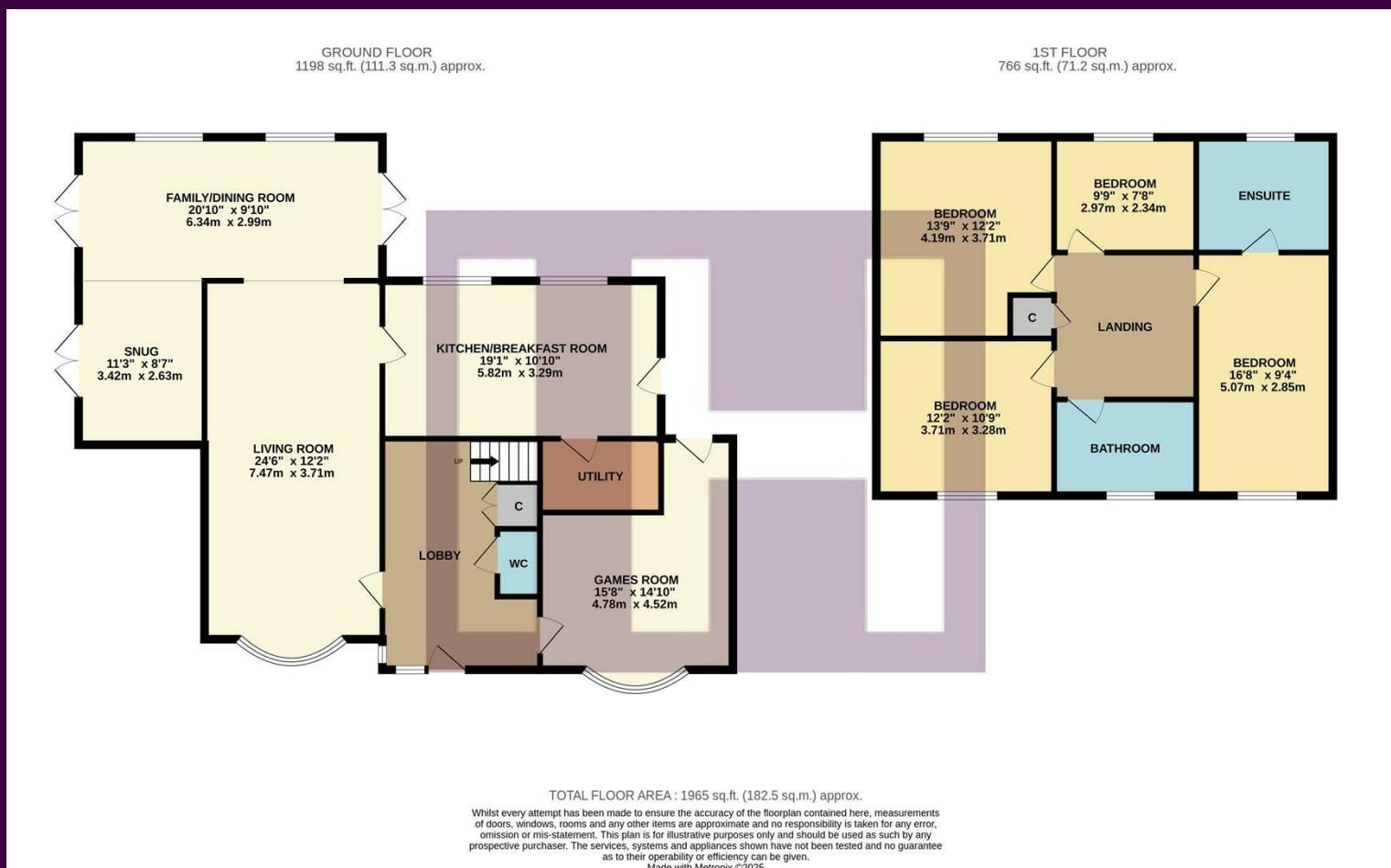
You arrive into a spacious entrance lobby, with cloakroom/WC off, noticing the quality of the replaced 'Oak' internal doors and built-in storage solutions, finding the 24ft plus lounge, open-plan 20ft plus dining/family room - which leads to a lovely snug, and both with 'French doors to the gardens. The separate kitchen/diner has been completely redesigned and refitted, with a range of cabinets and surfaces, built-in appliances and even a drop-down TV - with useful utility off. A further entertainment room brings even more flexible space, a room that could provide a variety of uses to suit a new owner.

The first floor does not disappoint, with all four generous bedroom being access from a feature landing, with split-faces tiled wall and 'Glass & Oak' staircase. The Master enjoys a large full-bathroom ensuite, whilst the separate family bathroom is brought to a standard by now you will have come to expect.

The impressive frontage allows ample parking for the largest of family's, whilst sitting perfectly tucked into this desirable cul-de-sac. Side access will leads to a incorporated storage/garage with further block-paved parking, whilst the fully fence enclosed garden is especially large, laid mainly to lawn, with an extensive patio/entertaining area, with built in seating and fire-pit.



The Layout



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	76	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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



- Impressively extended and delivering extensive living accommodation
- Separate lounge, family/dining room, snug, kitchen/diner and entertainment room
- Generous plot with large gardens, large re-laid block-paved frontage
- Favoured Ingleby Barwick location, cul-de-sac position
- Four great bedrooms, 'Master' with full bathroom ensuite
- Viewing essential



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