

Goodrich Way, Ingleby Barwick



£270,000



IH INGLEBY HOMES





This attractive looking, larger style four-bedroom home was constructed in 2010 by Dunelm Homes, and certainly merits internal inspection.

Pleasantly situated within this favoured 'Broom Hill' location, ideal for schooling and close to fantastic amenities, within 'The Heart' of Ingleby Barwick, whilst enjoying an enclosed rear garden with lawn and patio, and front lawn garden which is enclosed in established hedging.

Internally, the professionally executed garage conversion helps deliver an additional sitting room, a flexible space that can be optimised to suit a new owner. Adding to the ground floor which also brings an entrance hall, lounge, dining room and modern kitchen - with utility and cloakroom/WC off.

The first floor provides four good bedrooms, 'Master' with ensuite and fitted robes, a feature repeated in bedroom two and three, separate family bathroom.



GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.

UTILITY ROOM

KITCHEN
11'4" x 9'7"
3.46m x 2.92m

DINING ROOM
9'8" x 9'5"
2.95m x 2.87m

SITTING ROOM
17'2" x 8'2"
5.23m x 2.49m

WC

C

HALLWAY
UP

LOUNGE
16'5" x 10'11"
5.01m x 3.33m

BEDROOM
10'1" x 8'6"
3.08m x 2.58m

BATHROOM

LANDING
DOWN

W

C

C

ENSUITE

BEDROOM
13'3" x 9'1"
4.04m x 2.76m

W

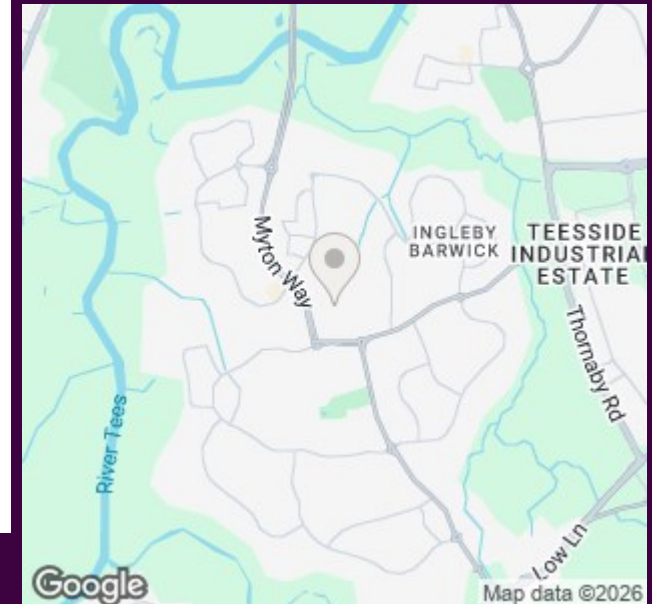
BEDROOM
14'7" x 12'0"
4.44m x 3.66m

TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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The Location



Council Tax Band: E
Tenure: Freehold



- A spacious, 'Dunelm' built four-bedroom family property
- Delivering around 1300sqft of accommodation
- Favoured 'Broom Hill' area within 'The Heart' of Ingleby Barwick
- Professional garage conversion bringing additional sitting room
- Separate lounge, dining room and modern kitchen
- Four good bedrooms, three with fitted robes, 'Master' with ensuite
- Front and rear gardens, off-road parking



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