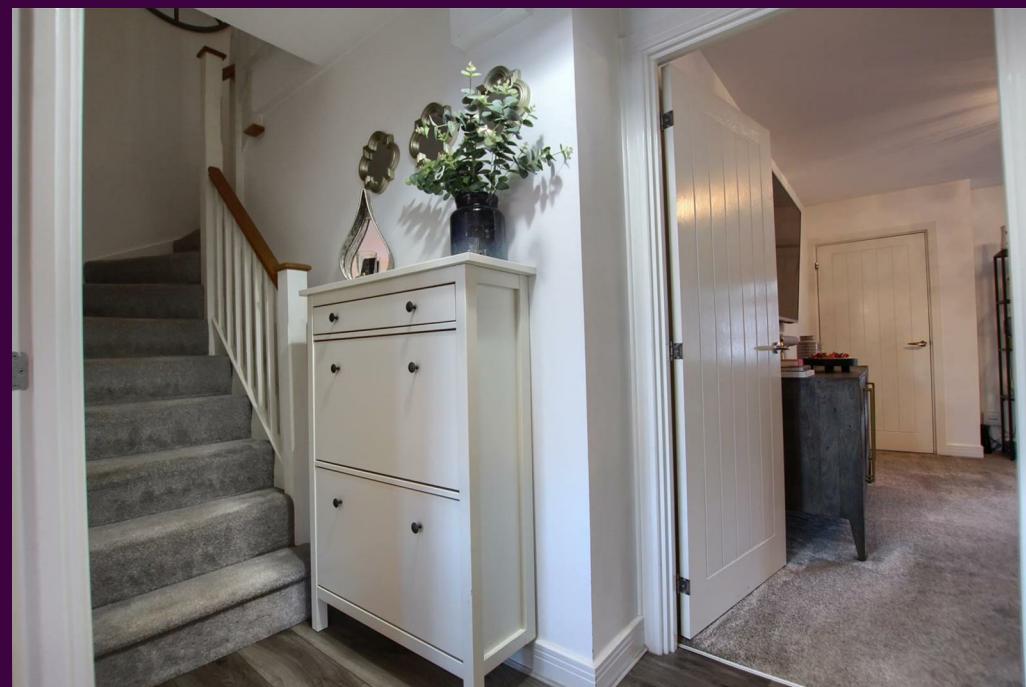


Breton Drive, Ingleby
Doncaster



Offers In The Region Of £234,950

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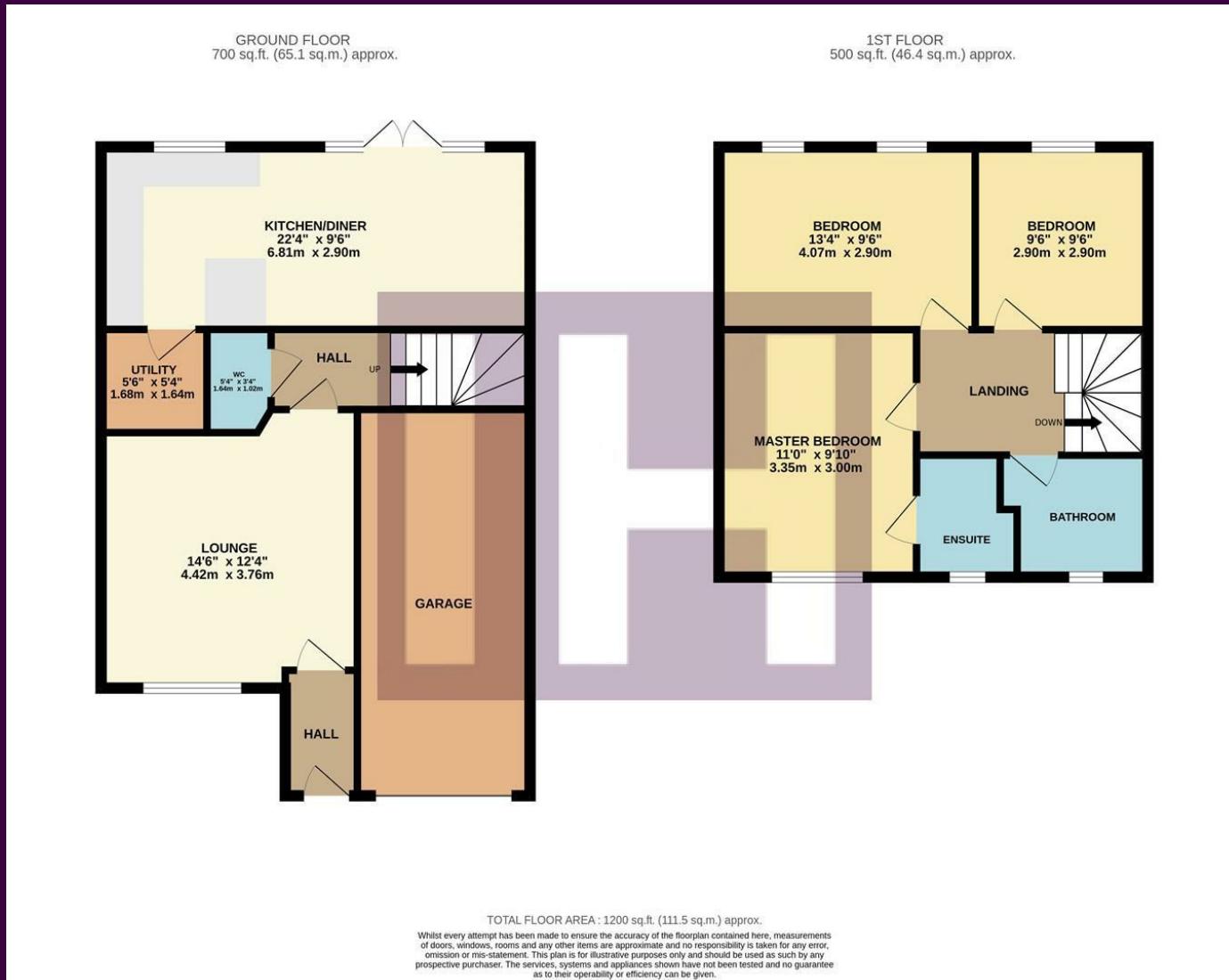
Built by 'Bellway' to the especially spacious, and very popular 'Peony' design, delivering modern and impressive accommodation, early viewing is essential.

Situated on this especially popular modern development on the outskirts of Ingleby Barwick, accessed from Low Lane, with fabulous nearby amenities and schooling.

Stylish and well-presented throughout, the internal accommodation comprises an entrance hall, generous lounge, inner hall, cloakroom/WC, and stunning open-plan kitchen/diner/family space with utility off - an area worthy of special mention. The first floor brings three generous bedrooms a notable feature of this design, 'Master' with modern, and impressive separate family bathroom.

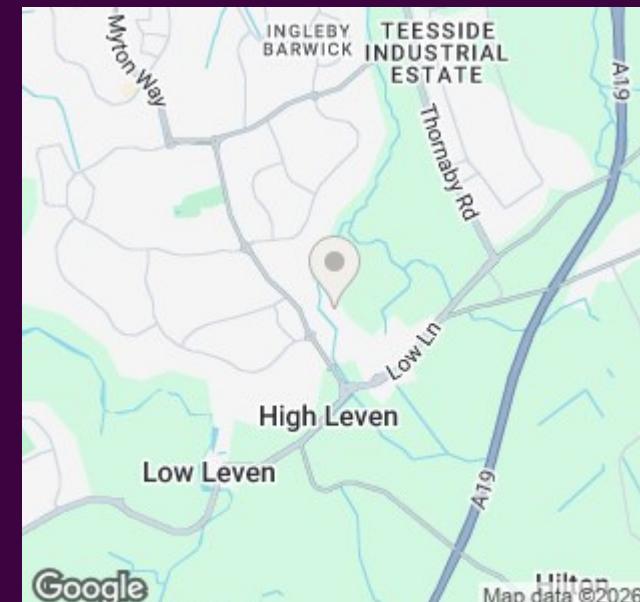
A double width front drive allows off-road parking and approaches the integral single garage. The rear garden being fully fence enclosed with re-laid patio and lawn.

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(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	
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:
D
Tenure:
Freehold



- Built to the popular and very spacious 'Peony' design by Bellway
- Modern throughout and stylishly delivered
- Generous lounge and separate, fantastic open-plan kitchen/diner
- Three double bedrooms, 'Master' with ensuite
- Upgraded, and impressive family bathroom
- Early viewing advised



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