

Kirkbride Way, Ingleby Barwick



Asking Price £270,000

**IH** INGLEBY HOMES





Enjoying a generous corner position with this favoured 'Rings' location, this handsome, double fronted property delivers deceptively spacious accommodation which boasts flexible and separate ground floor areas, surprisingly generous hall and landing spaces, and four double bedrooms.

You arrive in to a welcoming entrance hall, with modern cloakroom/WC off, finding a generous dining room to the left which can easily be optimised as a further sitting room, and an impressive fitted kitchen behind, with utility. A large full-depth living room occupies the right side of the ground floor, with 'French' doors opening to the attractive garden.

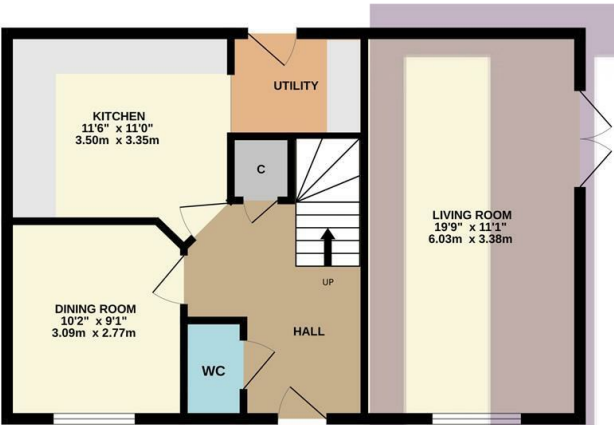


The first floor brings four great double bedrooms, the spacious 'Master' with ensuite, and separate family bathroom with modern white suite, and over bath shower.

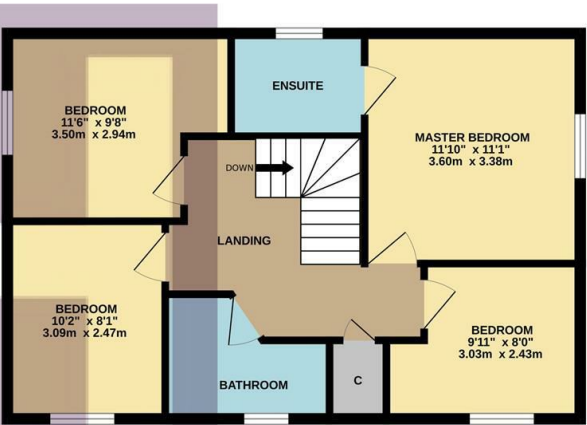
Externally, a detached garage sits behind the garden and enjoys double parking in front, whilst the garden is fully fence enclosed with gated access. Laid mainly to a well-tended lawn, with patio adjoining the living room 'French' doors, and path connecting to the rear door of the utility room.

# The Layout

GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	76	77			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: E  
Tenure: Freehold



- A well-planned and deceptively spacious property design
- Four double bedrooms, generous 'Master' with ensuite
- Favoured 'Rings' location, enclosed garden and detached garage with parking
- Full depth lounge, separate dining/sitting room and impressive kitchen/breakfast room
- Surprisingly generous and welcoming entrance hall, and first floor landing
- Internal inspection advised



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