

# 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.

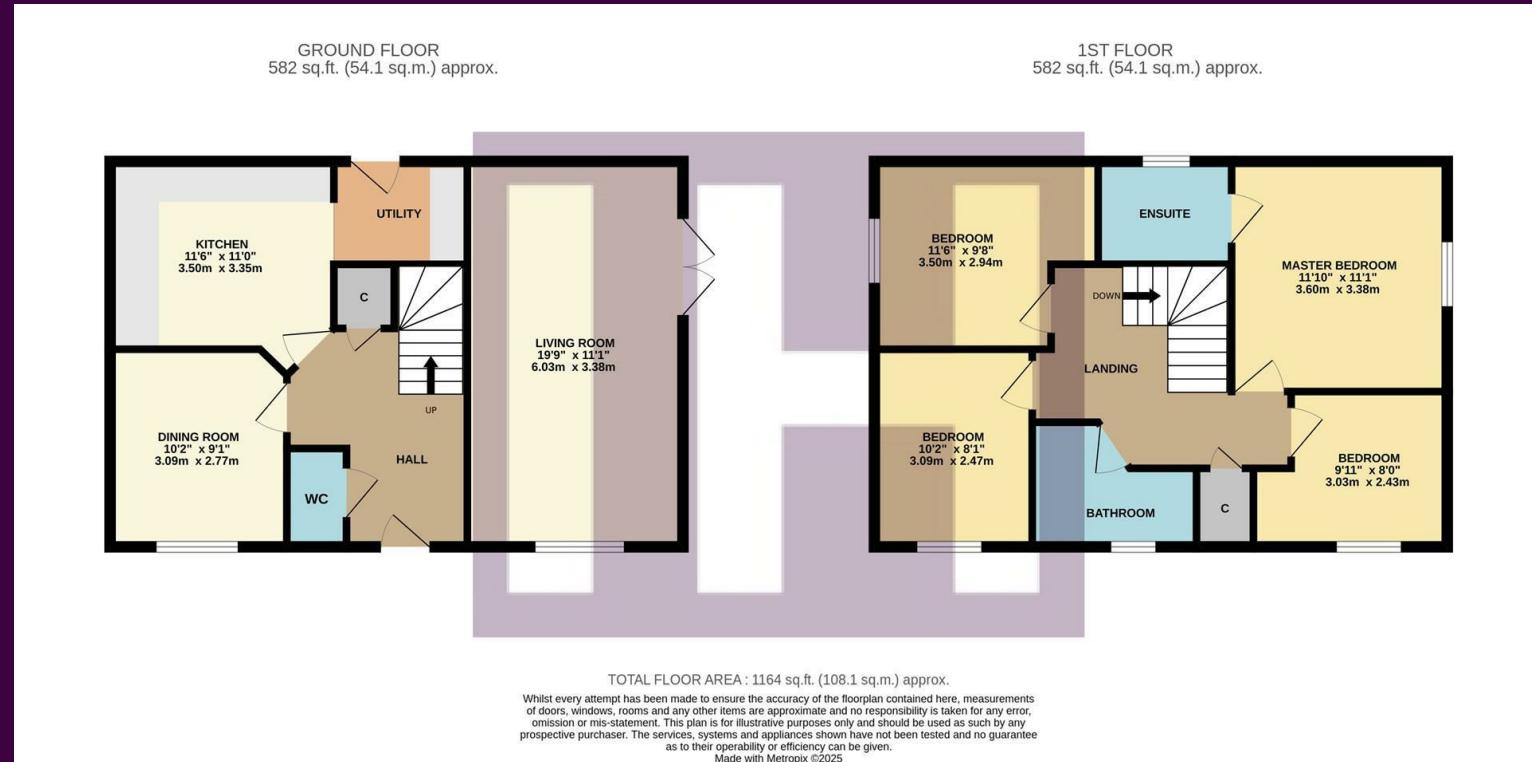
You arrive in to a welcoming entrance hall, with modern cloakroom/WC off, finding a generous dining room to the left which can easily be optimised as a further sitting room, and an impressive fitted kitchen behind, with utility. A large full-depth living room occupies the right side of the ground floor,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

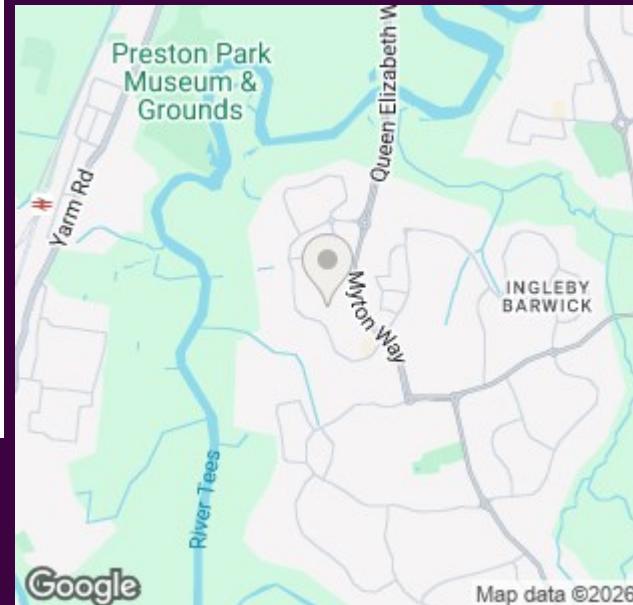
Externally, a detached garage sits behind the garden and enjoys double parking in front, whilst the garden is fully fence enclosed with gated access. Laid mainly to a well-tended lawn, with patio adjoining the living room 'French' doors, and path connecting to the rear door of the utility room.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B	76	77	
(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



- 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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