

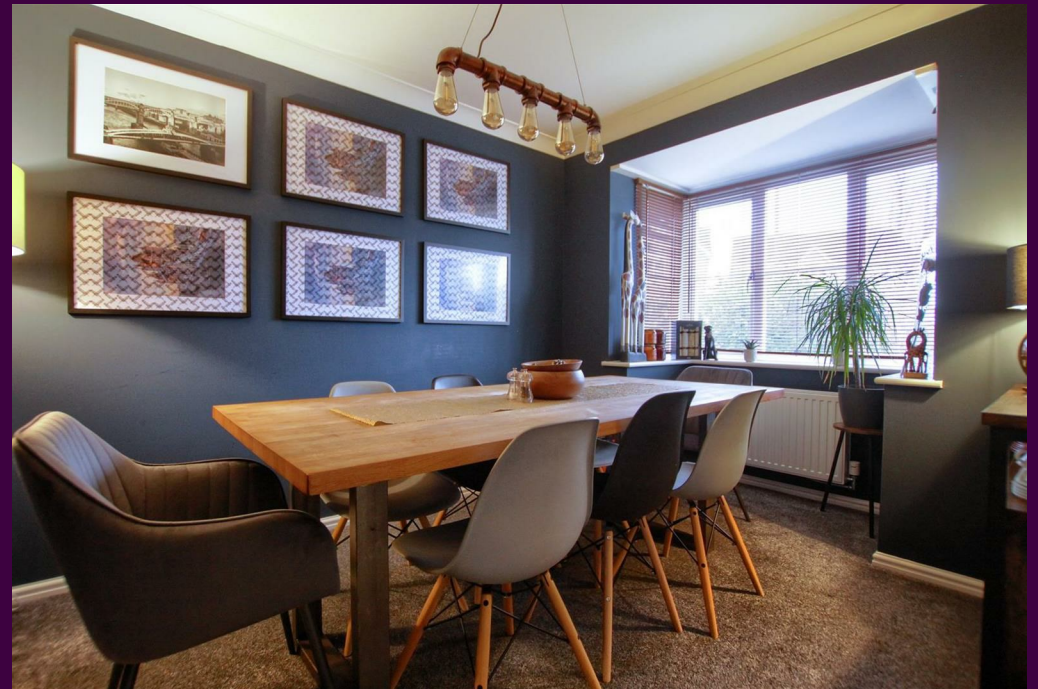
Cherry Garth, Ingleby Barwick



£315,000

**IH** INGLEBY HOMES









This very attractive, four bedroom family home boasts a lovely plot, which is a particular feature - enjoying an unusually generous rear garden which brings an outdoor kitchen, extensive lawn, large patio, a roofed timber built entertaining/seating area with sunken hot tub, and shed. The front aspect provides a very generous drive which provides parking for at east four vehicles and approaches the integral garage, passing the established front garden, all whilst being located within this sought-after 'Broom Hill' location, ideal for schooling.



Built to the popular 'Faversham' design by McLean, this well designed home delivers an entrance hall, cloakroom/WC, bay-fronted dining room, separate impressive refitted kitchen/breakfast room, a large rear lounge with feature fireplace, and rear conservatory to the ground floor.

The first floor brings four good bedrooms, the spacious 'Master' with modern ensuite and fitted robes, separate refitted family bathroom.

# The Layout



Council Tax Band: D  
Tenure: Freehold

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location







- Boasting an unusually generous garden, with outdoor kitchen and hot tub
- Sought after Broom Hill location, ideal for schooling
- Generous drive, integral garage
- Impressive refitted kitchen, separate spacious lounge and dining room
- 'Master' bedroom with robes and ensuite





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