

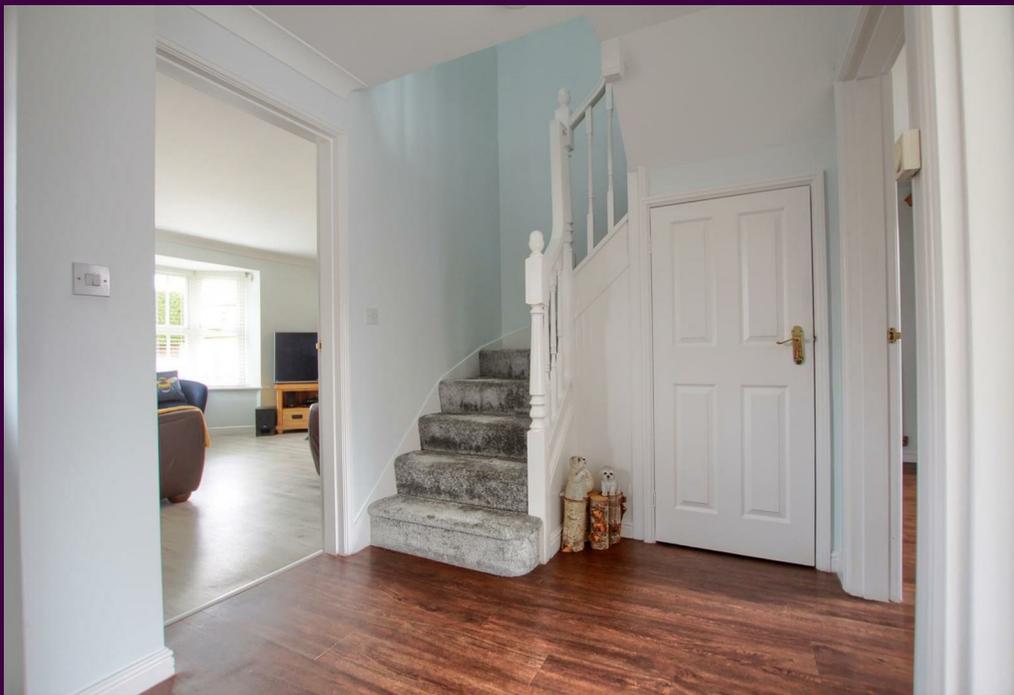
Little Pasture, Ingleby Barwick



£299,950

**IH** INGLEBY HOMES





Built to this handsome, and especially generous design, particularly popular due to the impressive bedroom sizes, delivering four comfortable doubles - Early inspection is advised.

Enjoying a cul-de-sac position within this favoured 'Broom Hill' area of Ingleby Barwick, not directly overlooked from the front or rear, moments from 'highly regarded' schooling, with a double-width front drive and integral garage, whilst enjoying a low-maintenance, landscaped and sizeable rear garden which boasts a hot-tub and summer house.

Internally, the stylish refitted ensuite and family shower room are features worthy of special mention, within the spacious and well-presented accommodation. Briefly comprising an entrance lobby, cloakroom/WC, bay-fronted independent lounge with wood burning stove and feature 'Oak' mantel, separate dining room with 'French' doors to the garden, and fitted kitchen with utility off to the ground floor.

The first floor brings four terrific bedrooms, 'Master' with fitted robes and outstanding ensuite, separate family shower room.

Solar panels take advantage of the southerly rear aspect, benefiting the owner with much reduced day to day running costs.



# The Layout

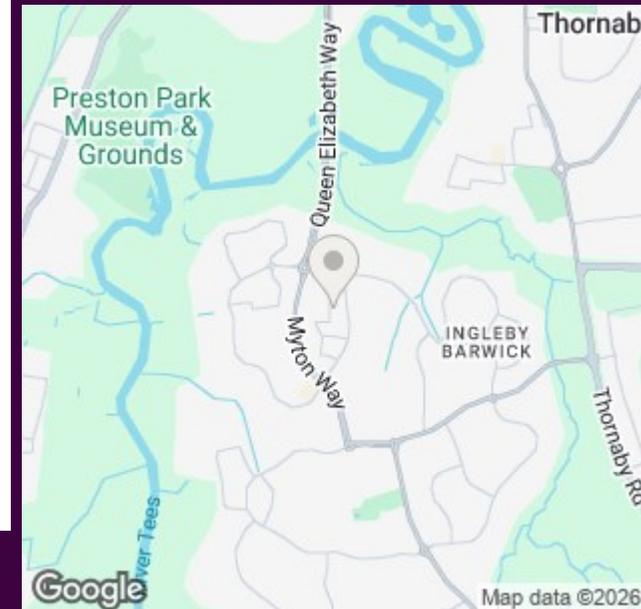


TOTAL FLOOR AREA: 1279 sq.ft. (118.8 sq.m.) approx.

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			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

# The Location



Council Tax Band:  
Tenure:

E  
Freehold



- Spacious family home with four double bedrooms
- Favoured 'Broomhill' location and pleasant cul-de-sac position
- Low-maintenance, landscaped rear garden with hot tub and summer house
- Independent bay-fronted lounge, separate dining room and fitted kitchen
- Stylish refitted ensuite and family shower room
- Generous Master with fitted robes
- Available with No Forward Chain



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