

Binchester Court, Ingleby Barwick

TS17 5LY



£490,000

- Extended and much improved, with little expense spared
- Six bedrooms, 'Master' with full en-suite bathroom & dressing room
- Further, refitted 'Jack & Jill' en-suite to bedroom's two & three
- Stunning 'Tom Howley' kitchen within the 36ft plus kitchen/family space
- Packed with features and upgrades
- Great position, generous drive, attractive garden and double garage
- Ingleby Homes recommended

Home, Changes Everything



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Outstanding! This especially large, three reception room, six bedroom, three bathroom property has seen significant improvement with little expense spared, remodelled, and extended, and now delivers extensive and stylish living accommodation that needs to be viewed in-person to be fully appreciated.

A superb rear extension has helped enhance the ground floor living space, being open to the 36ft plus open-plan kitchen/dinging/family space, with bi-fold doors to the rear gardens, and a simply stunning 'Tom Howley' hand-painted kitchen, which can be colour-changed to suit, hosting a range of high-spec appliances, double oven, and instant hot-water tap built-in to the large feature island, topped with gorgeous surfaces, and complimented by 'Porcelain' floors that flow through. Chimney wall's have been built into the family-end, and separate generous lounge, both fitted with 'wood burning' stoves.

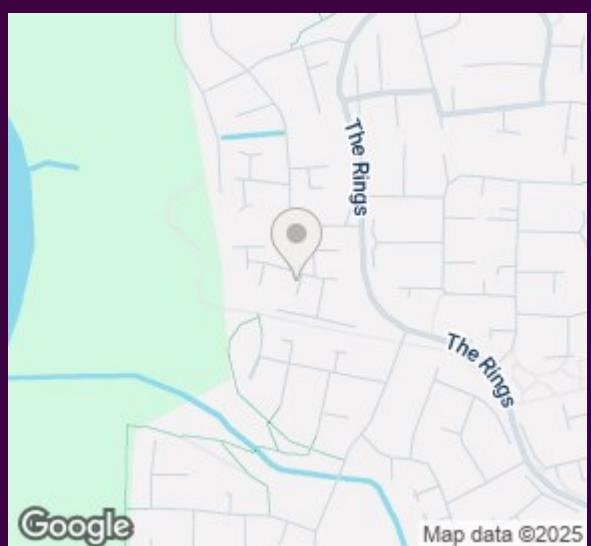
You arrive into the extended front porch, with built in cloaks cupboard on the ground floor and find an inner hall, independent spacious lounge, WC, 36ft plus kitchen/dining/family space and rear garden room. The even larger first floor brings six great bedrooms. The fabulous 'Master' suite boasts its own dressing room, and full-ensuite bathroom and fitted 'Sharps' robes, which are also present in bedroom four. Bedrooms two and three share a stylishly refitted 'Jack & Jill' ensuite, whilst the separate family bathroom presents a four piece suite.

Occupying an enviable position, facing onto a quiet 'farm access' road, at the head of this cul-de-sac within the sought after 'Rings' area of Ingleby Barwick. A generous front drive allows ample parking and approaches the integral double garage. The rear garden is attractive, fully fence enclosed, with lawn and patio. Ingleby Homes recommended.

The Layout



The Location



Home, Changes Everything



Binchester Court



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: F

Tenure: Freehold

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