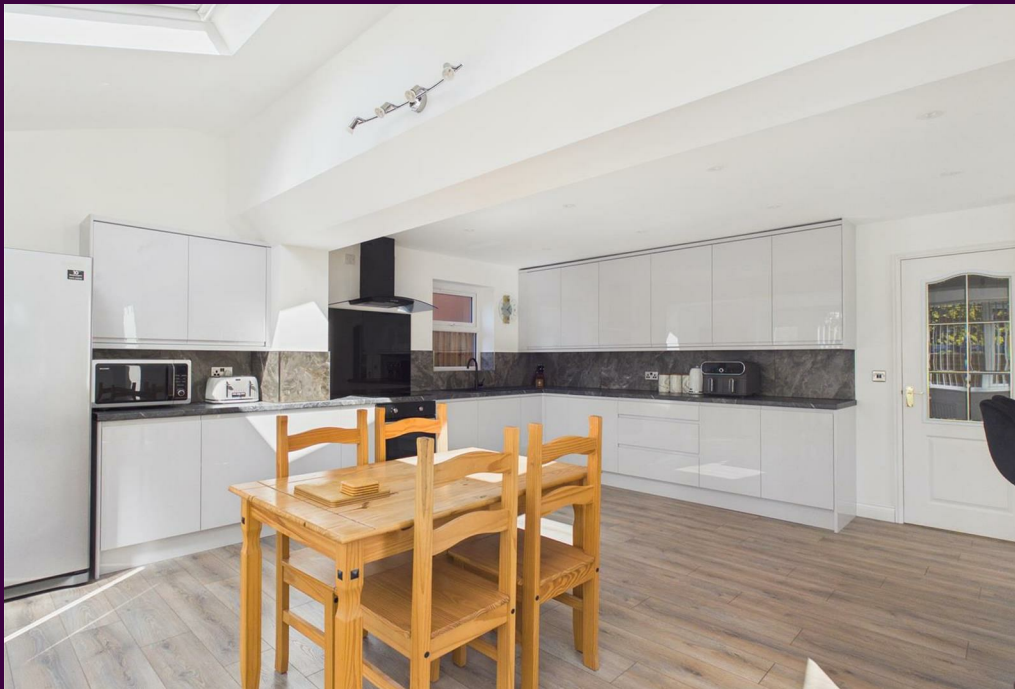
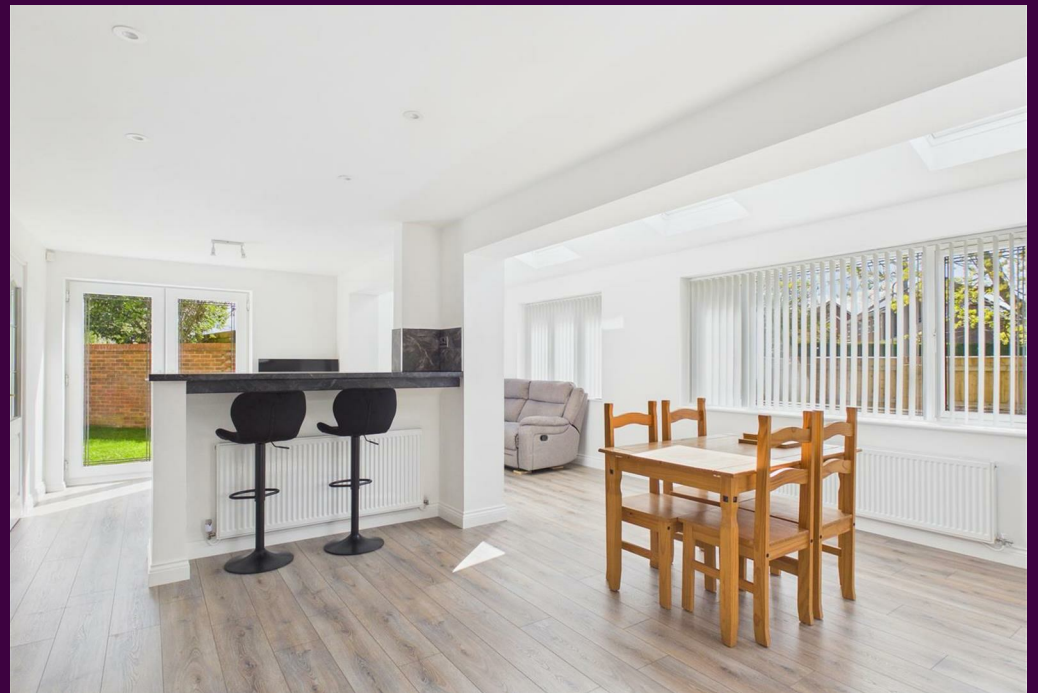


St. Brides Court, Ingleby Barwick



£326,950

**IH** INGLEBY HOMES





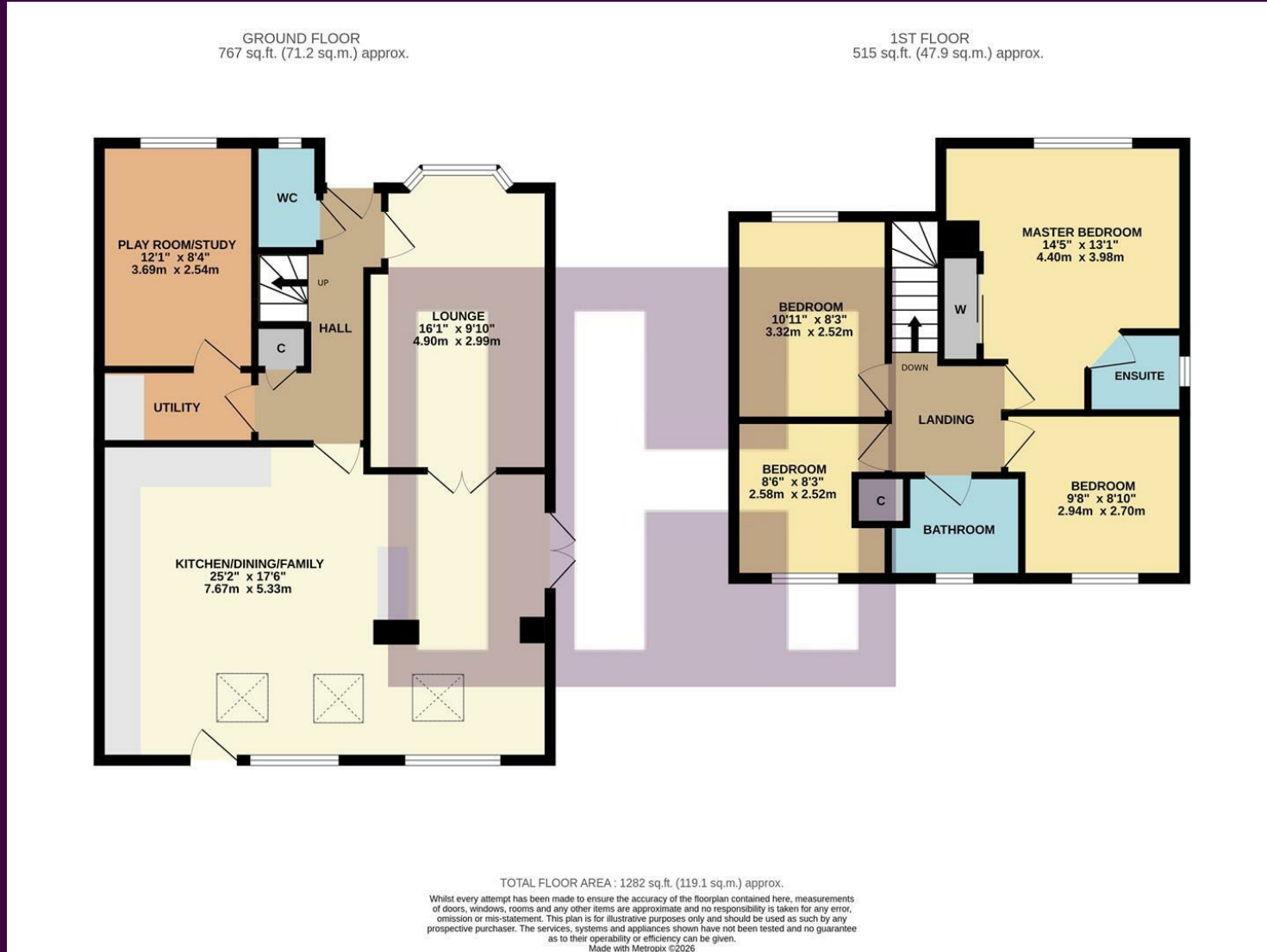
Enjoying an enviable cul-de-sac position with this favoured 'Round Hill' area of Ingleby Barwick, whilst boasting a generous, 'wrap-around' side and rear garden, increased in size following an additional land purchase, and newly re-fenced. Currently providing immaculate lawns but could easily accommodate more parking along-side with the access measuring 3.7m, and continuing 8m deep, ideal for the caravan or motorhome. A double width front drive allows off-road parking, where internal wiring is already in-place to cater for an EV charge point, with the lawned front garden along side.



Internally, a well-executed garage conversion has helped deliver a further study/play room, with utility behind, whilst a stunning, full-width, rear ground floor extension with internal remodelling has brought a fabulous, open-plan kitchen/dining/living space, complete with brand-new fitted kitchen, breakfast bar, 'French' doors to the side garden, and impressive vaulted ceiling feature with three Velux windows.

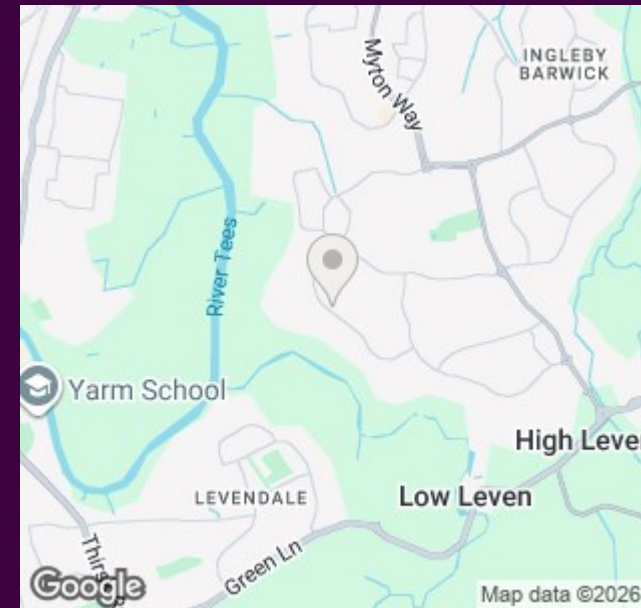
Brought to a terrific standard throughout, and turn-key ready, the ground floor accommodation now briefly comprises an entrance hall, cloakroom/WC, bay-fronted lounge with double-doors to the afore mentioned kitchen/dining/living space, utility and study/play room. The first floor brings four bedrooms, the spacious 'Master' complete with fitted sliding robes, and attractive ensuite, coordinated separate family bathroom.

# The Layout



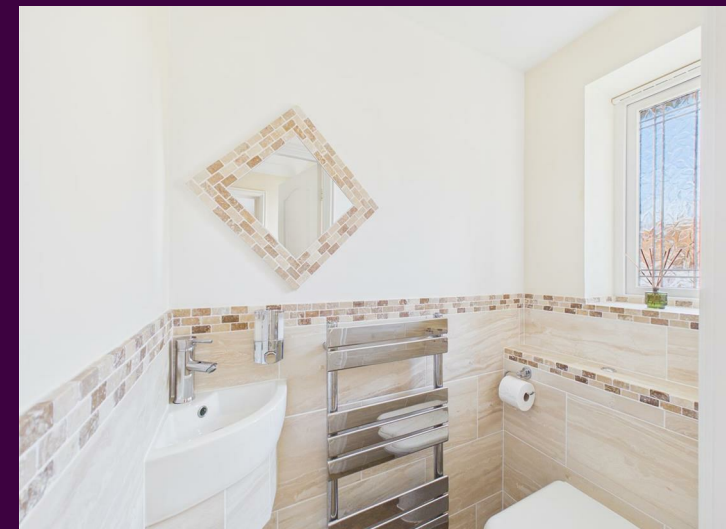
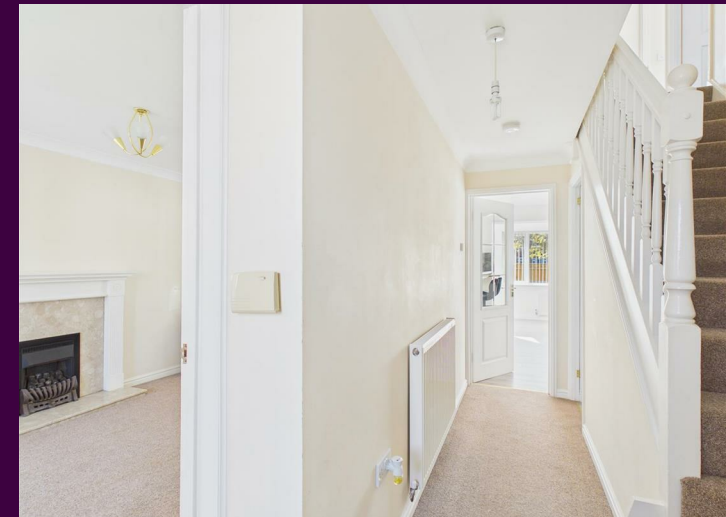
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E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

# The Location



Council Tax Band:  
Tenure:

**D**  
Freehold



- Extended, remodelled, and very much upgraded
- Wrap-around side and rear gardens following additional land purchase
- Stunning open-plan kitchen/diner family space, with stylish refitted kitchen
- Vaulted ceiling extension transforming the accommodation
- Spacious lounge, separate study/playroom and utility provided by garage conversion
- Master bedroom with fitted robes and ensuite
- Viewing essential



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