

Bourne Morton Drive, Ingleby
Donwick



£165,000

IH INGLEBY HOMES





Built to the especially popular 'Mosely' design, and a great example of its kind, this modern property delivers attractive accommodation over three levels.

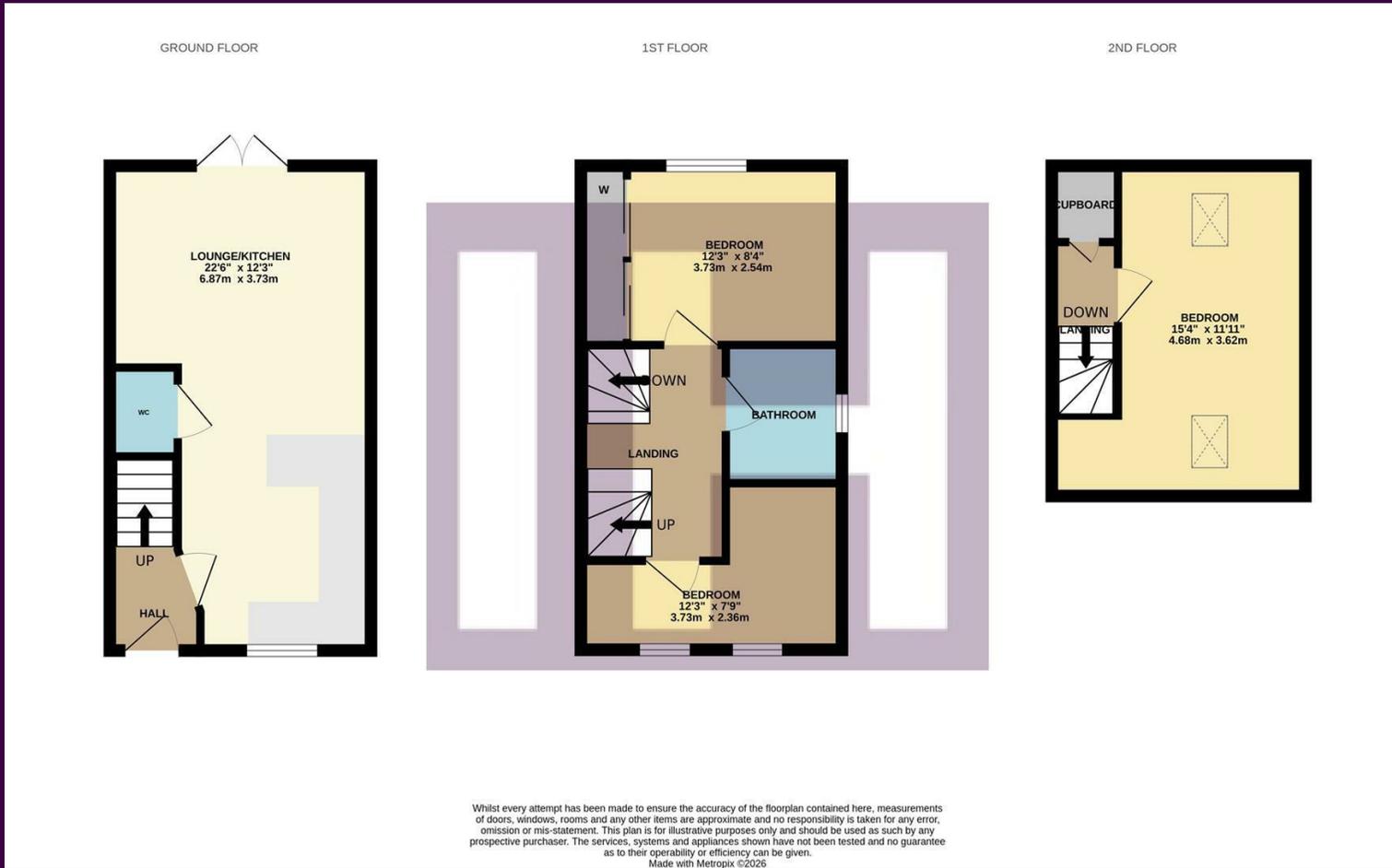
Situated within the sought-after 'Rings' development of Ingleby Barwick, with fantastic local amenities and schooling, whilst enjoying a generous, fence enclosed and southerly rear garden with shed, near end patio and large well-tended lawn, double off-road parking to the front, and EV charging point.

Internally, the ground floor brings an entrance hall, a contemporary open-plan kitchen/living space, with modern kitchen and breakfast bar, whilst 'French' doors access the garden from the lounge end, cloakroom/WC off.

The first floor delivers two bedrooms, the larger rear with mirror fitted robes, and a modern family bathroom in between. A further generous double bedroom occupies the second floor, with a useful storage closet on the landing.



The Layout



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		94	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	81		(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		EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales

The Location



Council Tax Band:
Tenure:

B
Freehold



- Favoured 'Rings' location
- Accommodation over three levels
- Impressive open-plan kitchen/living space
- Generous southerly rear garden, double off-road parking
- Three bedrooms, one with mirror fitted sliding robes
- Early viewing advised



www.ingleby-homes.co.uk
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