

Primrose Way, Stainton



£225,000

IH INGLEBY HOMES



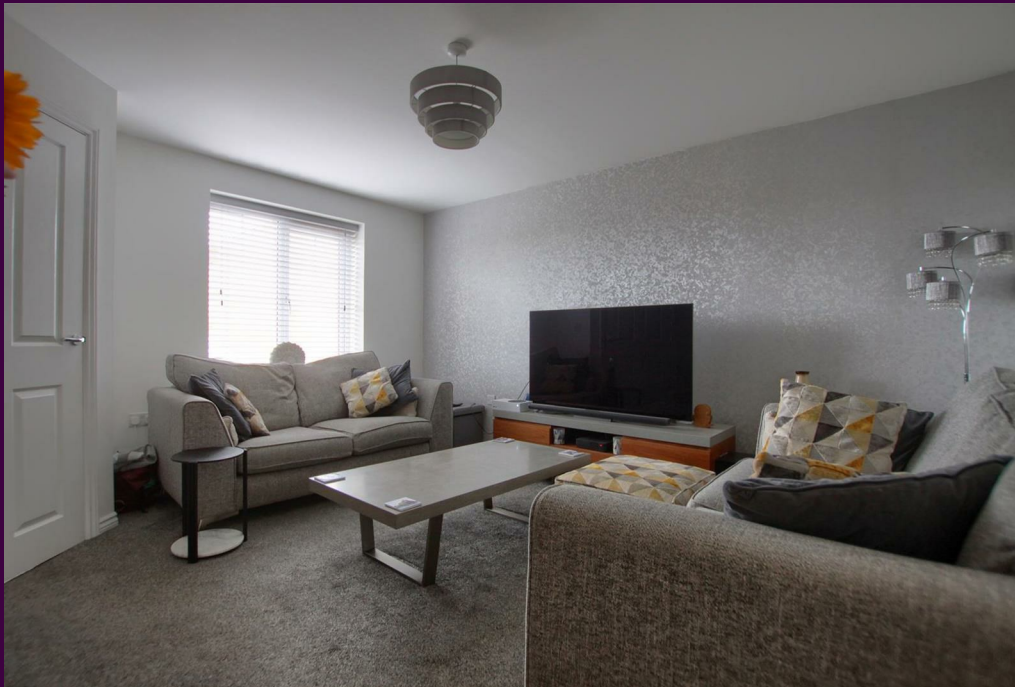


Built to the especially popular 'Gosford' design by Taylor Wimpey on the desirable 'Rose Cottage' development in Stainton, and since significantly enhanced - most notably by the stunning rear 'Orangery' extension.

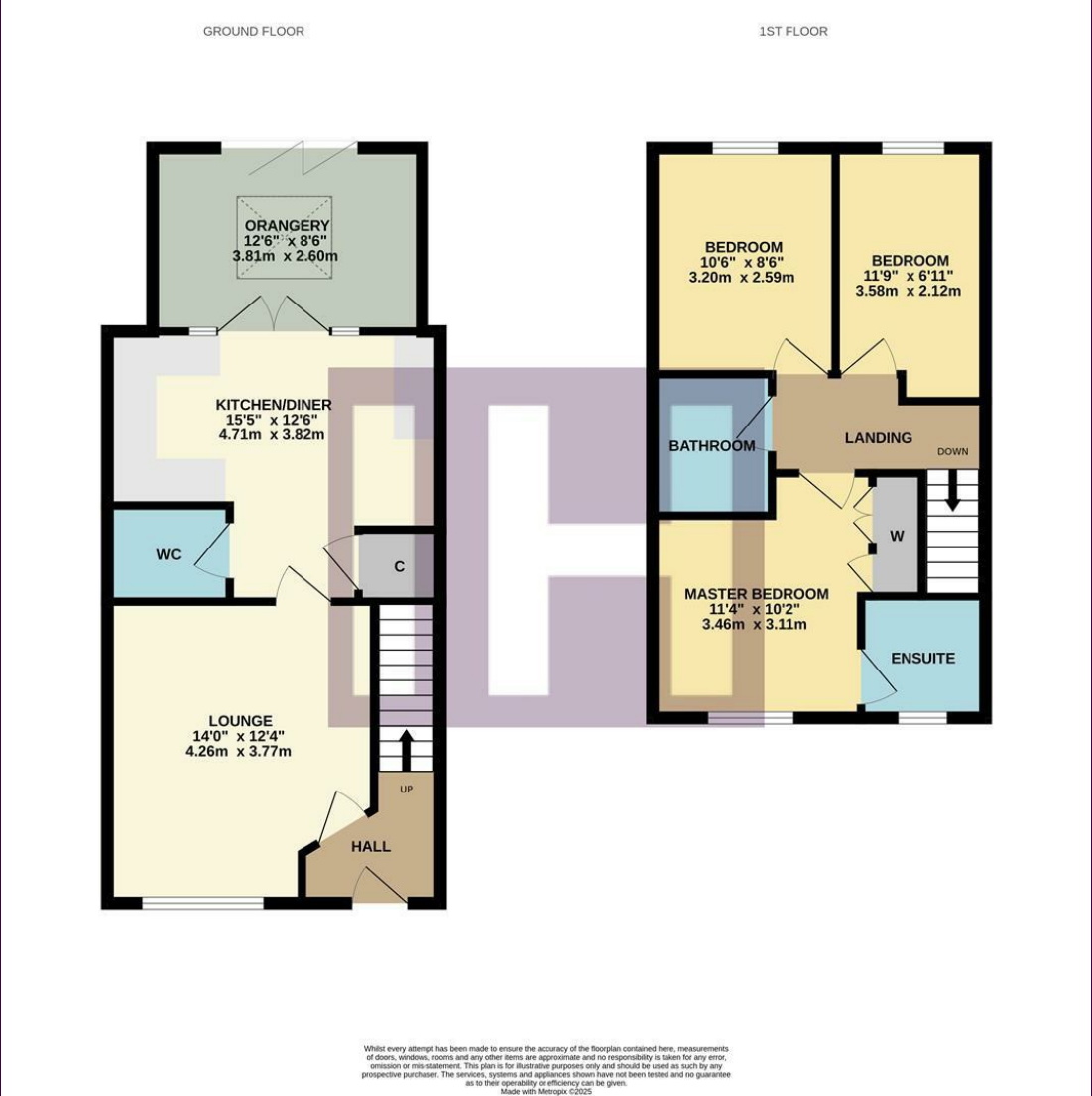
The 'Orangery' enjoys a lantern ceiling window and bi-fold doors accessing the landscaped garden, laid to paving for low-maintenance, and also where you find the fantastic garden bar, deigned with a traditional 'English Pub' theme.

Deceptively spacious, modern and attractive throughout, the internal accommodation briefly comprises an entrance hall, lounge, cloakroom/WC, superb open plan kitchen/diner with 'French' doors to the rear 'Orangery' on the ground floor. The first floor offering three bedrooms, 'Master' with robes an ensuite, separate family bathroom.

Another particular feature is the end position that enjoys an unusual amount of parking to the front and open side aspect. Viewing advised.



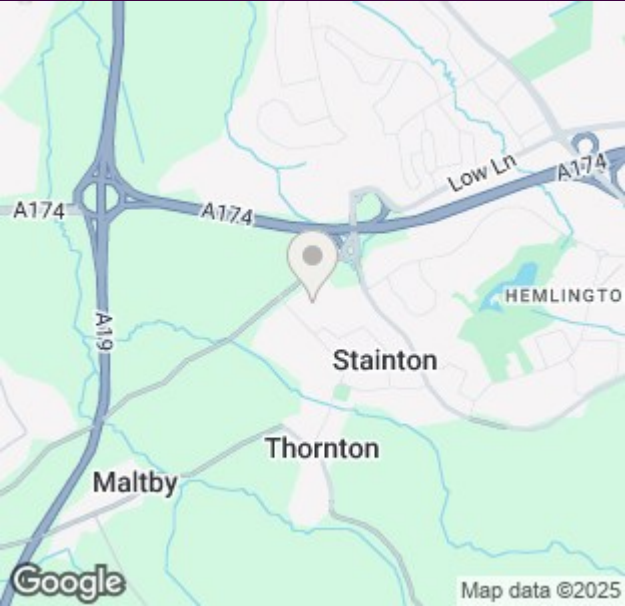
The Layout



Council Tax Band: C
Tenure: Freehold

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	83		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location





- Impressive Three Bedroom Property
- Built To The Popular 'Gosford' Design By Taylor Wimpey
- Great End Position With Ample Parking & Attractive Open Side Aspect
- Stunning 'Orangery' extension
- Master Bedroom With Robes & Ensuite
- Impressive kitchen with added cabinets



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