

Brantwood Close, Ingleby Barwick



£360,000

IH INGLEBY HOMES



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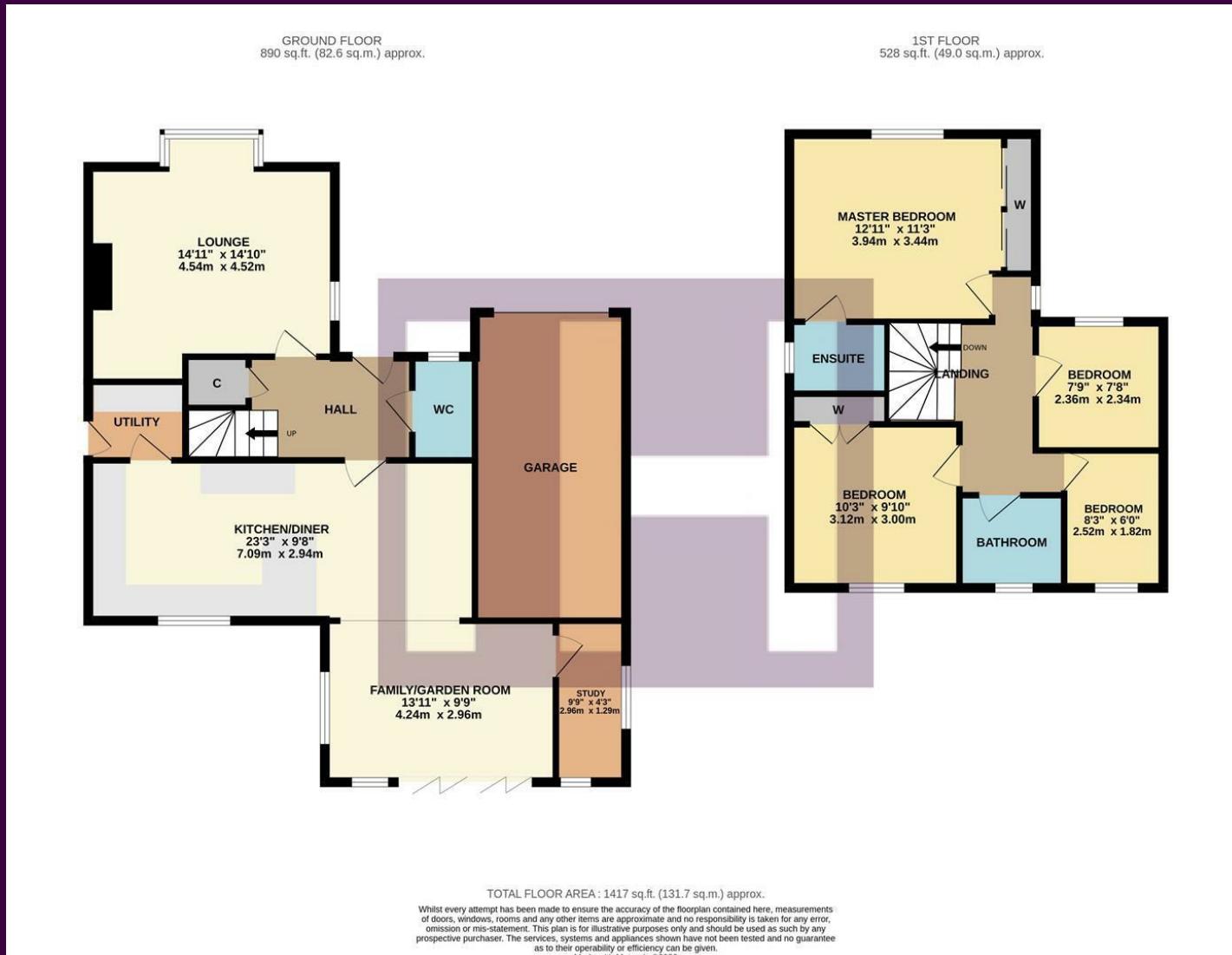
Located within this sought after Ingleby Barwick location, whilst boasting a lovely plot and position at the head of this quiet cul-de-sac, this very attractive family property is perfectly positioned for fantastic local amenities and 'highly thought of' primary and secondary schooling.

Enjoying a large front drive that accommodate several vehicles whilst approaching the garage, a generous established front garden, and attractive south/westerly rear garden, the external aspects of this impressive home will undoubtedly prove popular. However the extended and upgraded interior should not be overlooked.

A well extended rear extension has helped deliver a useful ground floor study, and additional family/garden room - which is open-plan to the modern refitted kitchen, with a quality range of units and solid wood surfaces and breakfast bar, utility off.

The accommodation now comprises an entrance hall, cloakroom/WC, independent lounge with feature fireplace and wood burning stove, the open-plan kitchen/diner, utility, family/garden room and study to the ground floor. The first floor brings four bedrooms, 'Master' with fitted robes and upgraded ensuite.

# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(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 <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

## The Location



Council Tax Band:  
E  
Tenure:  
Freehold



- Cul-de-sac position within favoured Ingleby Barwick location
- Envious plot, large drive, garage and established gardens
- Extended ground floor adding a family/garden room, and study
- Spacious lounge with feature fireplace and wood burning stove
- Impressive refitted kitchen with solid wood surfaces
- 'Master' bedroom with robes and ensuite



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