

# Brantwood Close, Ingleby Barwick



£360,000

**IH** INGLEBY HOMES









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.

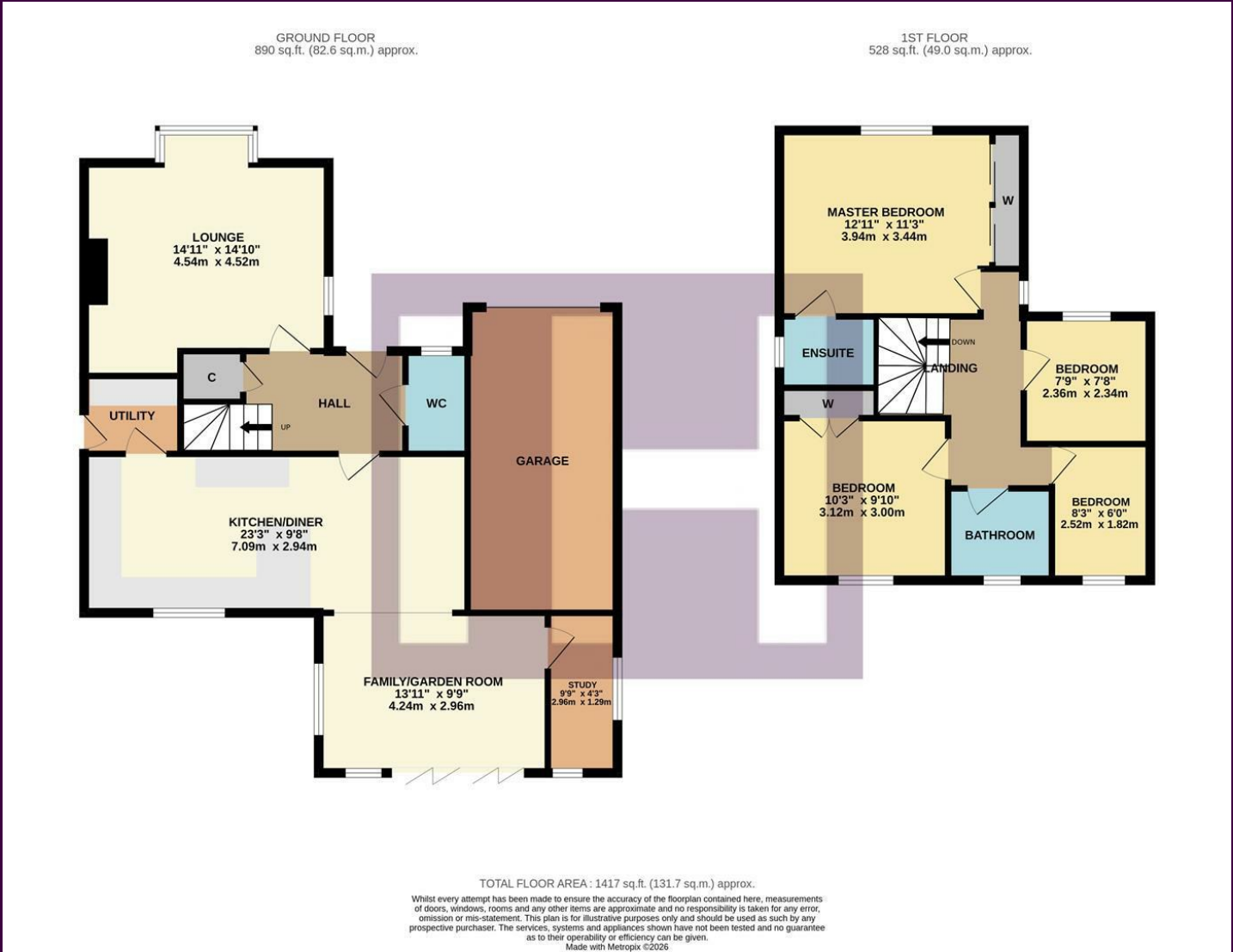
Enjoying a large front drive that accommodate several vehicles whilst approaching the garage, a generous established front garden, and attractive south/westerly rear garden, the external aspects of this impressive home will undoubtedly prove popular. However the extended and upgraded interior should 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		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: E  
Tenure: Freehold





- Cul-de-sac position within favoured Ingleby Barwick location
- Envable 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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