

Nevern Crescent, Ingleby Barwick



Asking Price £314,950

**IH** INGLEBY HOMES









Located within this very desirable 'Round Hill' area of Ingleby Barwick, this 'Yuill' built, larger style family home delivers four double bedrooms whilst being packed with quality - early viewing is strongly advised.

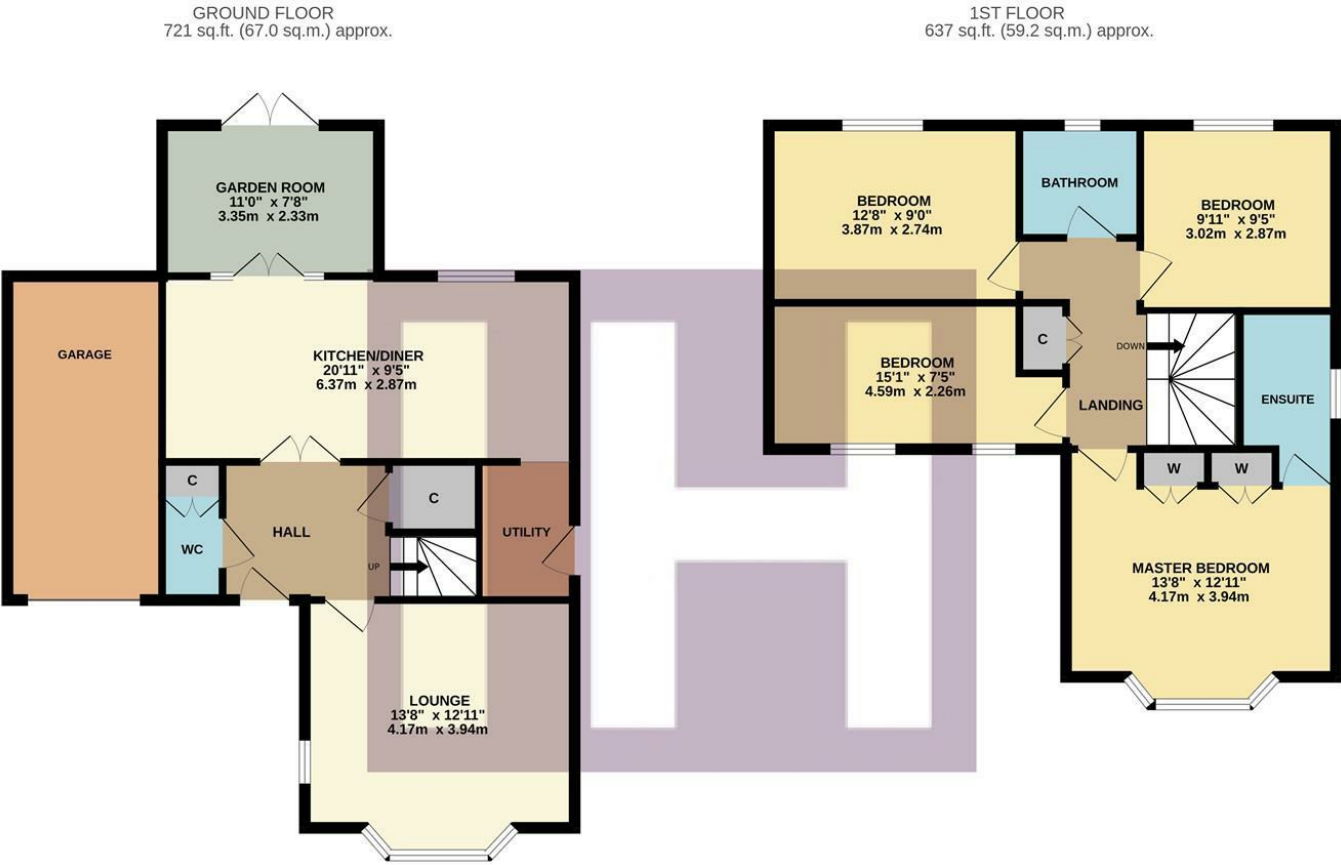
The superb refitted kitchen is a feature worthy of special mention, whilst other upgrades include the feature 'Glass & Oak' staircase, 'Oak' internal doors, quality floorings and 'Shutter Blinds'.

The generous ground floor delivers an entrance hall, cloakroom/WC with built in storage/shoe cupboard, spacious independent lounge, impressive open-plan kitchen/diner with utility off, and lovely rear garden room. The first floor bringing four great bedrooms, 'Master' with robes and attractive ensuite, separate family bathroom. The loft is majority boarded, with drop-down ladder and hatch access.

The generous rear garden is fully fence enclosed, with large patio and well-tended lawns. A bespoke wooden garden shed to the side offering storage. A generous block-paved drive to the front allows ample off-road parking and approaches the integral garage, along side the front garden which is low maintenance. Ingleby Homes recommended.

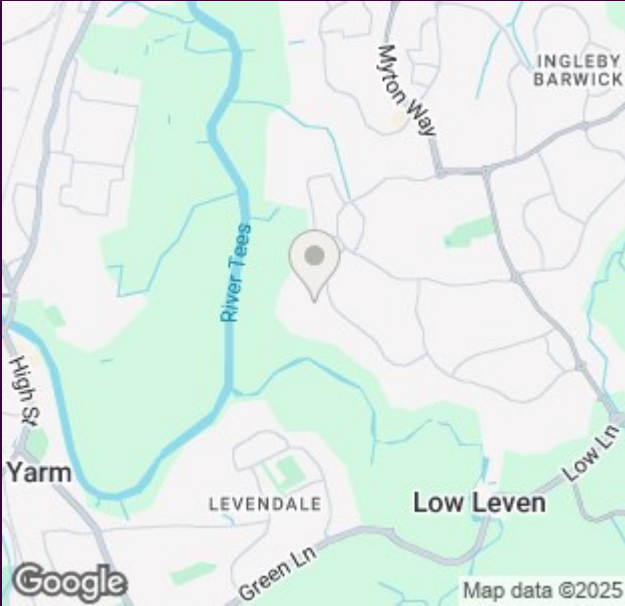


# The Layout



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# The Location



Council Tax Band: E  
Tenure: Freehold





- Impressive, larger style, 'Yuill' built family home
- Very much upgraded and packed with quality
- Feature 'Glass & Oak' staircase, 'Oak' internal doors and quality floorings
- Fitted 'Shutter Blinds' to windows
- Superb refitted kitchen, spacious lounge and separate garden room
- Four double bedrooms, 'Master' with robes and ensuite





[www.ingleby-homes.co.uk](http://www.ingleby-homes.co.uk)  
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