

# Coleus Close, Ingleby Barwick



£219,950

**IH** INGLEBY HOMES





This impressive, 'Miller' built property delivers spacious accommodation over three levels. 'Turn Key' ready, with new floorings and décor throughout, whilst the fantastic second floor 'Master Suite' and terrific kitchen with built in fridge/freezer and oven, are note worthy features.

Located on the popular 'Beckside Manor' development of Ingleby Barwick, and enjoying a double width, block-paved front drive, with enclosed rear garden.



Internally, the smart accommodation comprises an entrance hall, lounge, impressive kitchen/diner, and cloakroom/WC to the ground floor. The first floor delivers two bedrooms, and the modern family bathroom, whilst the afore mentioned, superb 'Master' of double bedroom and ensuite occupies the second floor.

# 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                                 | 84      | 96                                             | (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 |         |                                                |             |                         |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |             | EU Directive 2002/91/EC |           |

# The Location



Council Tax Band:  
Tenure:

C  
Freehold



- Delivering fantastic accommodation over three levels
- Miller Built, three storey property within Beckside Manor
- Impressive throughout with new floorings and decor
- Superb kitchen, bathroom and ensuite
- Fabulous 'Master' suite occupies second floor