

The Pasture, Ingleby Barwick



£279,995





Situated within this very popular 'Broom Hill' location, perfectly positioned for 'highly regarded' schooling and with fabulous local amenities, this larger style four double bedroom detached home may appeal to younger families in particular.

A professional garage conversion enhances the ground floor accommodation, with 'French' doors to the rear gardens and accessed via the separate dining room, this is a space that could provide an ideal playroom, study, additional sitting room or occasional bedroom. Adding to the ground floor which also comprises a welcoming entrance hall, cloakroom/WC, spacious lounge, dining room with a further set of 'French' door off the rear, and the fitted kitchen/breakfast room with utility off.



The first floor delivers four double bedrooms, a particular feature of this larger design, 'Master' with robes and ensuite, separate family bathroom.

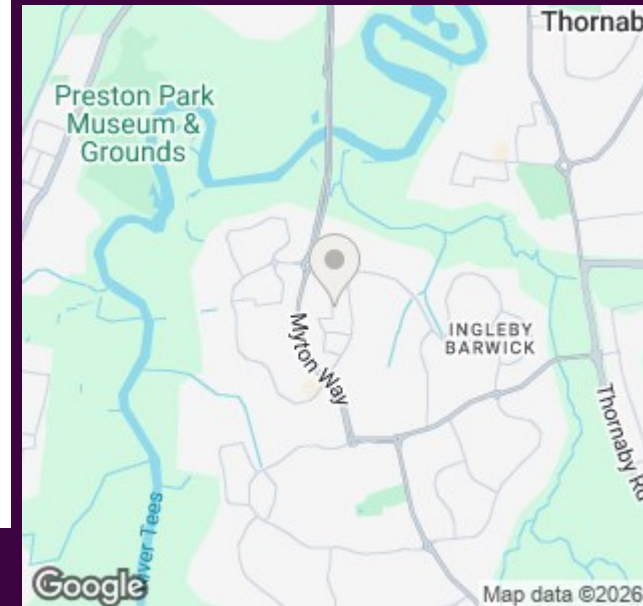
Externally, a low maintenance front garden sits aside the double-width front drive, complimented by the generous rear garden which is fully fence enclosed, bringing a well-tended lawns, near and far-end patios, established greenery, an artificial lawned play-area, and timber shed.

The Layout



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The Location

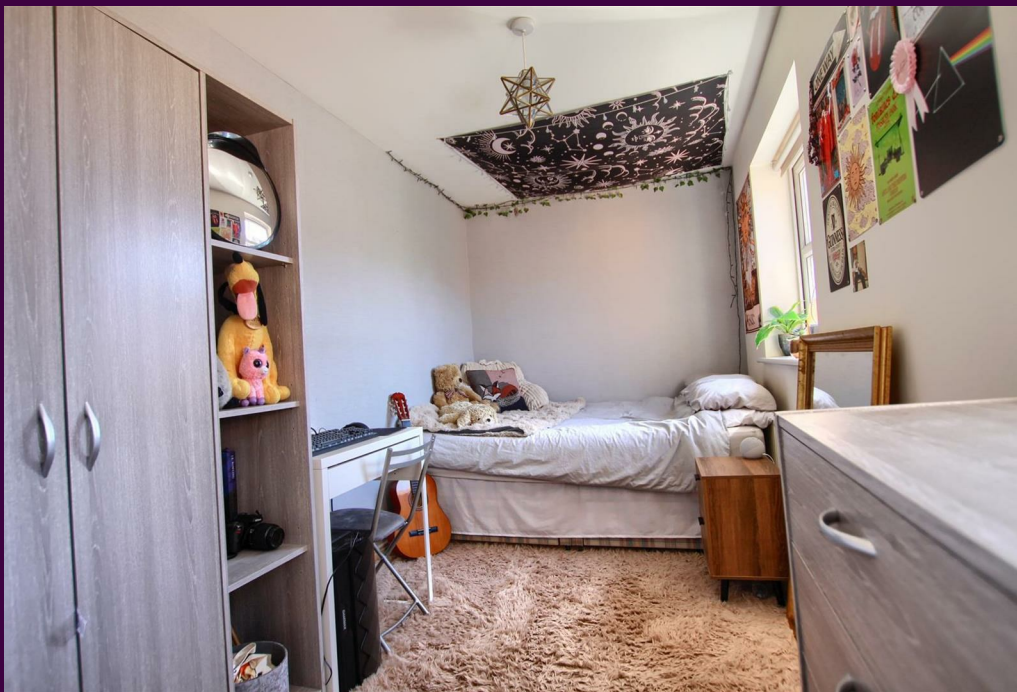


Council Tax Band:
Tenure:

E
Freehold



- A larger style property that delivers four 'double' bedrooms
- Professional garage conversion provides additional, flexible accommodation
- Favoured 'Broom Hill' location, close to 'highly regarded' schooling
- Independent lounge, separate dining room and kitchen/breakfast room
- Attractive, generous rear garden, double-width drive
- 'Master' bedroom with fitted robes and ensuite, separate family bathroom



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