

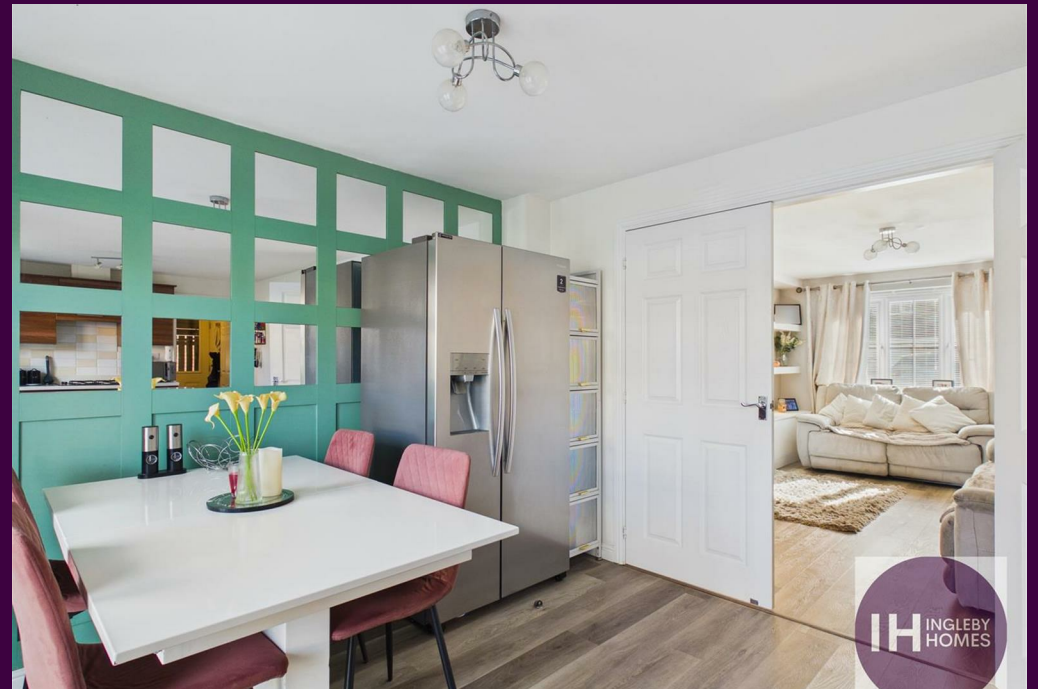
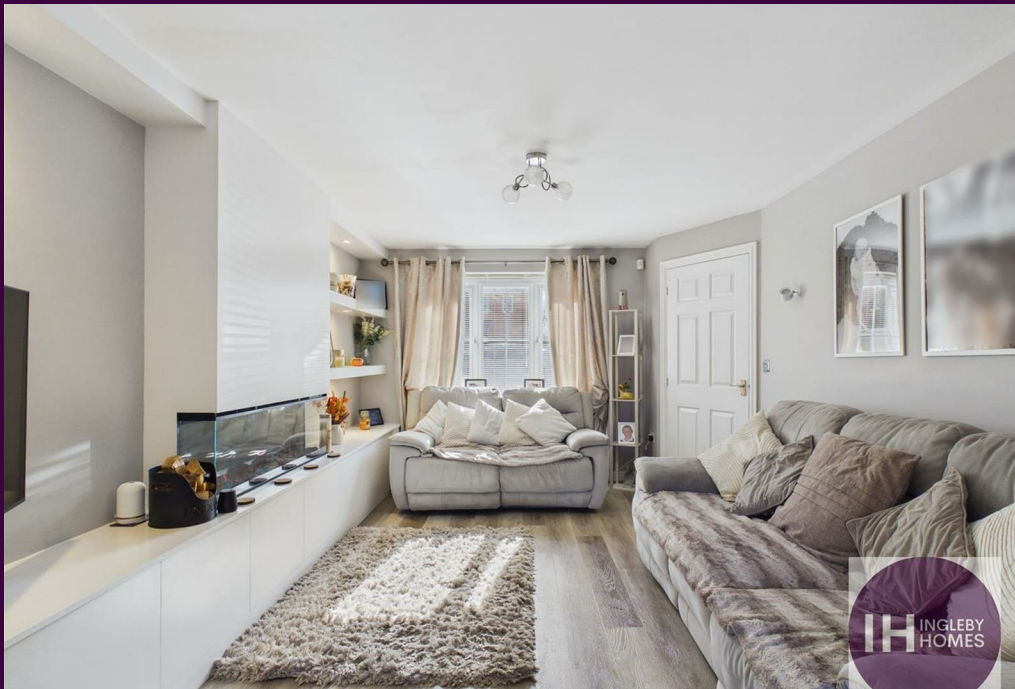
Glevum Avenue, Ingleby Barwick



Offers In Excess Of £269,950

IH INGLEBY HOMES

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Built to the popular 'Roseberry' design by Persimmon Homes, and improved since new, this four bedroom detached family home is a lovely example of it kind.

Located within this sought after 'Rings' location, close to fantastic local amenities and great for schooling, with low maintenance front garden, double width drive, and attractive enclosed rear garden.

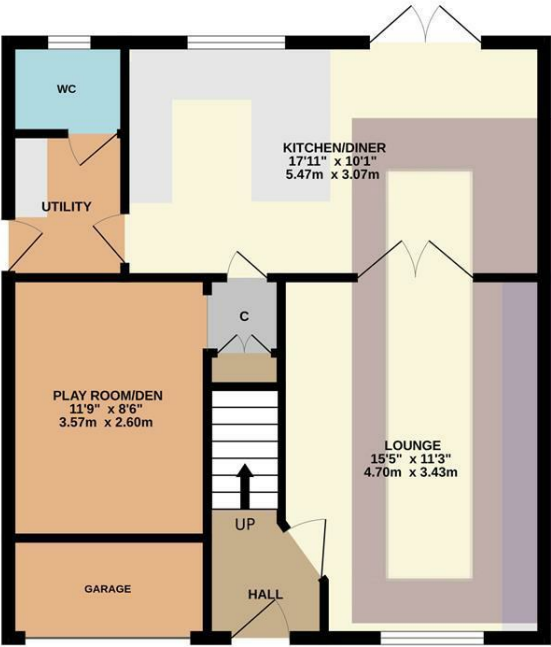
Internally, a partial garage conversion provides a useful, additional Play Room/Study, enhancing the ground floor accommodation which already provides an entrance hall, lounge with stylish built-in media-wall, impressive open-plan kitchen/diner with utility and cloakroom/WC off.



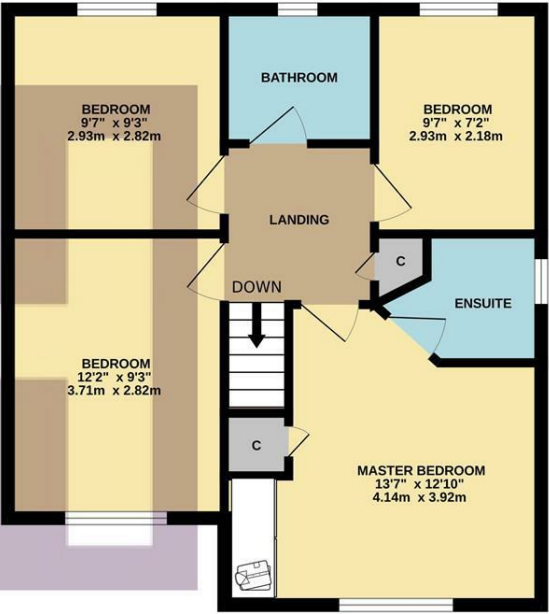
The first floor delivers four great bedrooms, 'Master' with ensuite and fitted mirror sliding robes, and separate family bathroom. Ingleby Homes recommended.

The Layout

GROUND FLOOR



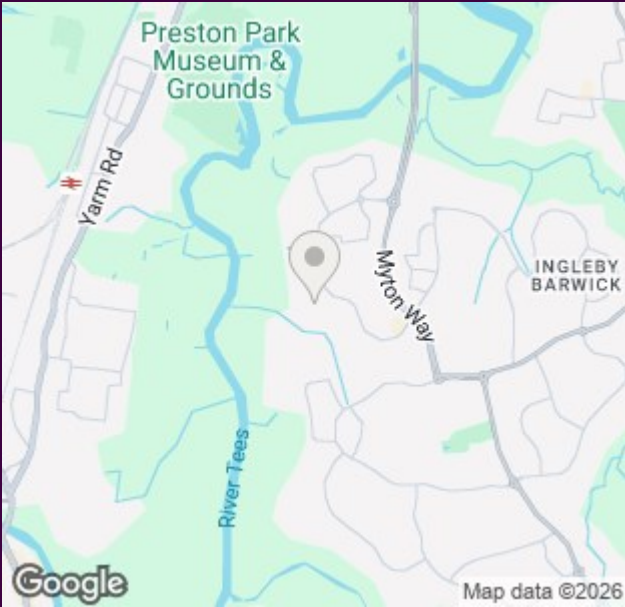
1ST FLOOR



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ 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		

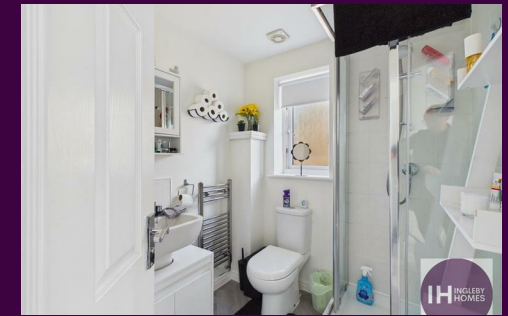
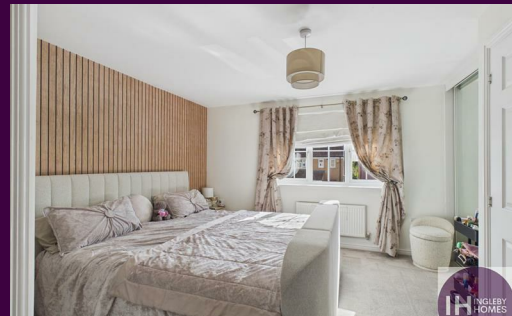
The Location



Council Tax Band: D
Tenure: Freehold



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