

Woodchester Grove, Ingleby Barwick



£460,000

IH INGLEBY HOMES





This executive, double fronted and large five bedroom property delivers stylish and upgraded accommodation that is sure to impress.

Situated within this desirable cul-de-sac, synonymous with quality, in this favoured 'Rings' location. Enjoying a generous westerly rear garden with extensive re-laid patio and lawn, extensive side drive and a double garage which sits along side.

Internally, features such as the superb 36ft plus kitchen/dining/living space that spans the rear of the ground floor, generous independent lounge with feature fireplace, and bespoke cabinets, and separate family room with built-in media wall are all worthy of special mention, within the fabulous accommodation that is brought impressively throughout.

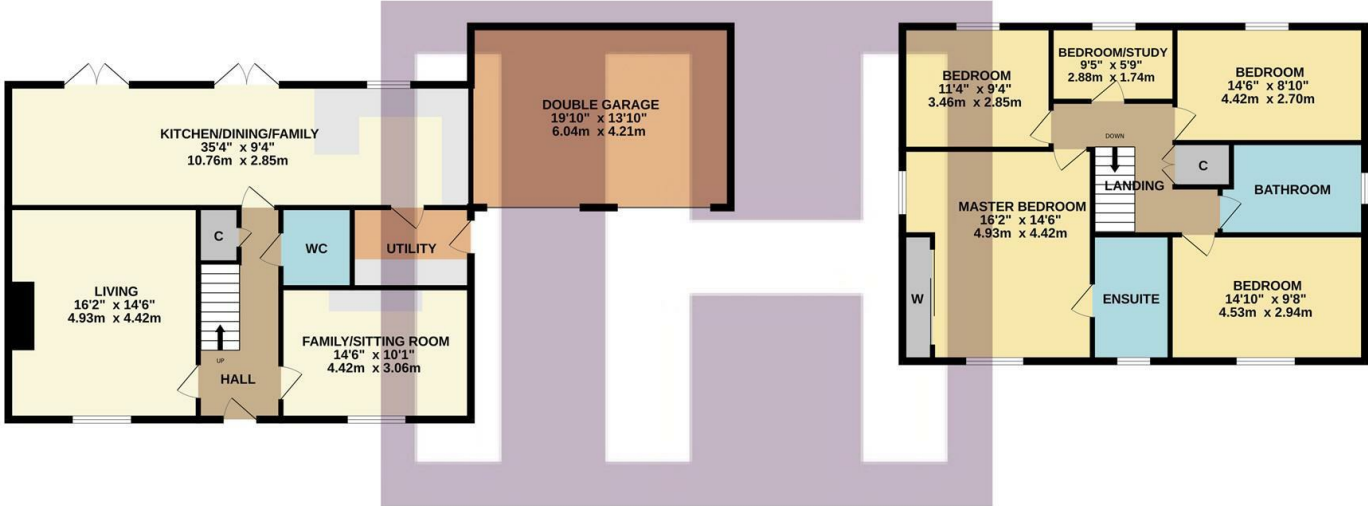


Briefly comprising an entrance lobby, large lounge, family room, refitted cloakroom/WC, stunning refitted kitchen/family space with attractive tile flooring and coordinated skirting with utility off to the ground floor. The first floor delivers five bedrooms, four of which are comfortable double, the 'Master' especially spacious with fitted robes and ensuite, separate four-piece suite family bathroom.

The Layout

GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.

1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.
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					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
	78	85			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: F
Tenure: Freehold



- Executive, upgraded and impressive five bedroom property
- Cul-de-sac position within favoured 'Rings' location
- Generous westerly rear garden, extensive drive and double garage
- Stunning 36ft plus refitted kitchen/family space spanning rear of ground floor
- Large independant lounge and separate family room with media-wall
- Stylish, and demanding of internal inspection



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