

Harvest Close, Stainsby Hill



£350,000

YHIG VTM

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Located within the sought-after Stainsby Hall Farm development and built by Miller Homes in to the popular 'Chadwick' design, this spacious family home is certainly worth a closer look.

Internally, the ground floor comprises a welcoming entrance hall, cloakroom/WC, the front of the property is a spacious bay-fronted lounge, and at the rear of the home is an impressive open-plan kitchen and dining area, featuring bi-fold doors opening onto the garden patio, creating a wonderful indoor-outdoor living space. Separate utility.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom and bedroom two both benefit from modern ensuite shower rooms, while bedrooms three and four are served by a stylish family bathroom.

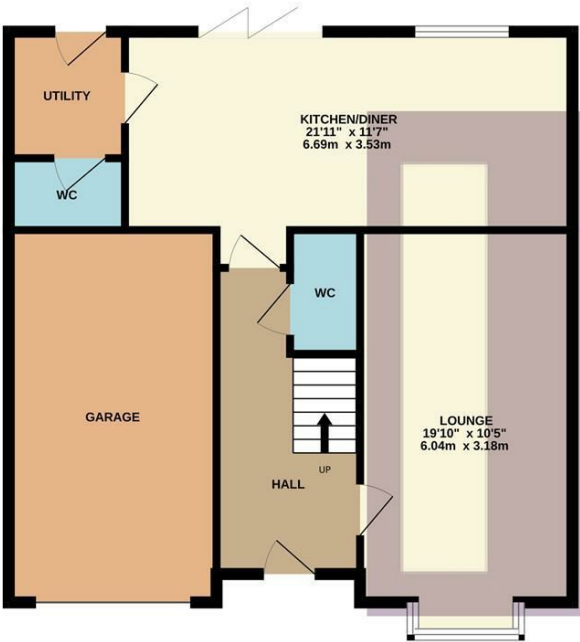
To the front of the property is a double-width driveway providing ample off-street parking, whilst enjoying this attractive position off a private drive, complimented by the enclosed rear garden.

Note: A management fee is payable annually and is subject to change. The last payment was £132.53 and covers the period from 01/08/2025 to 31/07/2026.

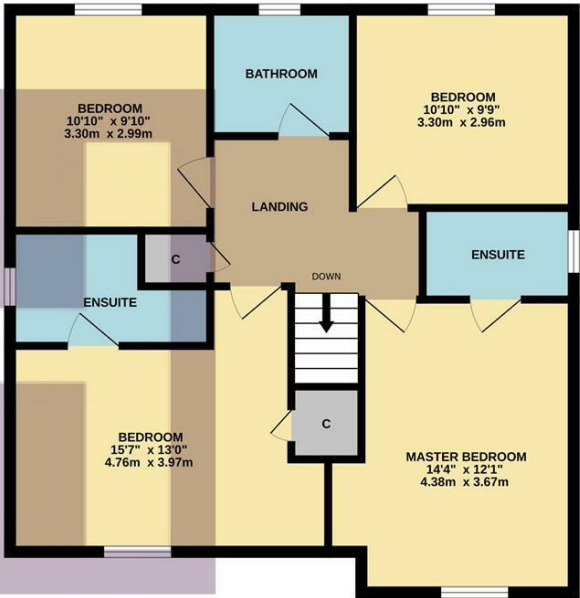


The Layout

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



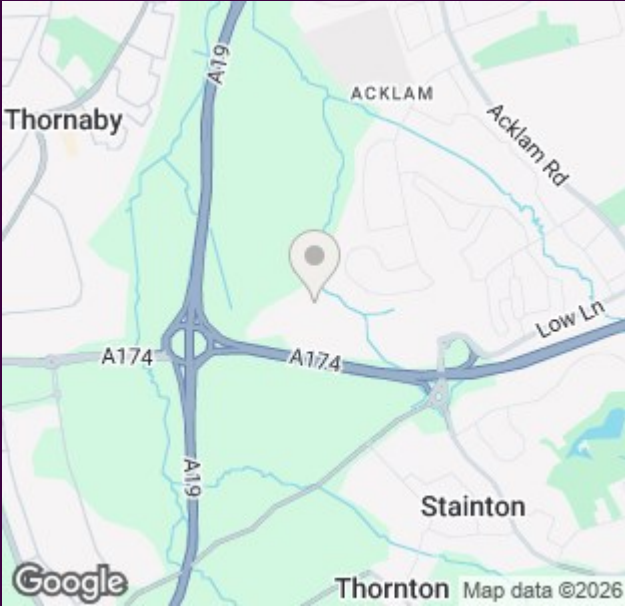
1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1528 sq.ft. (142.0 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(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			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: E
Tenure: Freehold



- Miller built family home - 'Chadwick' design
- Sought-after 'Stainsby Hill' location
- Spacious and well-planned accommodation throughout
- Double-width drive, garage and rear garden
- Attractive position off private drive
- Superb open-plan kitchen/diner, separate independent lounge
- Four great bedrooms, two ensembles, and family bathroom



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