

The Orchard, Ingleby Barwick



£389,995





Situated within this favoured 'Broom Hill' location, this very attractive, and larger-style family home is fine example of its kind. Tasteful throughout, particularly spacious, and enjoying a plot that boasts a generous landscaped rear garden which enjoys a private, westerly outlook, attractive front garden, and double garage.

Internally, the ground floor is extensive, with the superb refitted kitchen being a feature worthy of special mention, bring a range of stylish units in contrasting light and darker, modern grey, with built-in appliances and quality 'Quartz' surfaces, a range that continues into the adjoining breakfast room and utility. Briefly, the ground floor comprises a welcoming entrance hall, cloakroom/WC, dining room, large bay-fronted lounge with fire-place and real chimney behind, separate sitting room - adjoined with double opening doors, the afore mentioned refitted kitchen, breakfast room, and utility which brings garage access. You arrive on to the first floor finding a spacious landing, leasing to the family bathroom and all four double bedrooms, 'Master' with built-in robes and ensuite.

A double-width drive approaches the double garage, alongside the attractive front garden, which is established, with lawn, shrubs and tree Complimented by the generous rear garden, being fully fence enclosed, where you find a re-laid patio to the northerly, gated elevation, connected to a further, much larger patio with sleep-built border around, housing a variety of planting and shrubs. The rest is laid mainly to well-tended lawn and enjoys the private westerly outlook, with established planting in the surrounding borders., custom timber shed.

The floor plan consists of two main sections: the Ground Floor on the left and the 1st Floor on the right.

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

- DINING/SITTING ROOM: 13'1" x 9'5" (4.00m x 2.87m)
- KITCHEN: 11'6" x 11'4" (3.52m x 3.45m)
- BREAKFAST ROOM: 7'10" x 7'4" (2.39m x 2.24m)
- UTILITY
- LOUNGE: 18'2" x 13'1" (5.55m x 4.00m)
- DINING ROOM: 11'4" x 8'6" (3.45m x 2.58m)
- DOUBLE GARAGE: 18'0" x 14'8" (5.48m x 4.48m)
- HALL (with UP stairs)
- PORCH
- wc (water closet)
- c (closet)

1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.

- BEDROOM: 13'8" x 9'5" (4.17m x 2.87m)
- BATHROOM
- ENSUITE
- MASTER BEDROOM: 13'8" x 13'0" (4.17m x 3.95m)
- LANDING
- BEDROOM: 9'5" x 8'10" (2.87m x 2.68m)
- BEDROOM: 10'7" x 8'10" (3.23m x 2.68m)
- c (closets)
- w (wardrobes)

TOTAL FLOOR AREA: 1755 sq.ft. (163.1 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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The Location



E
Freehold



- Larger style, four double bedroom property
- Much improved and a fine example of its kind
- Generous, westerly rear garden with private outlook, double garage
- Superb refitted kitchen, adjoining open-plan breakfast room
- Large bay-fronted lounge, separate sitting room and dining room
- Master bedroom with built-in robes and ensuite
- Viewing advised



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01642 671025

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