

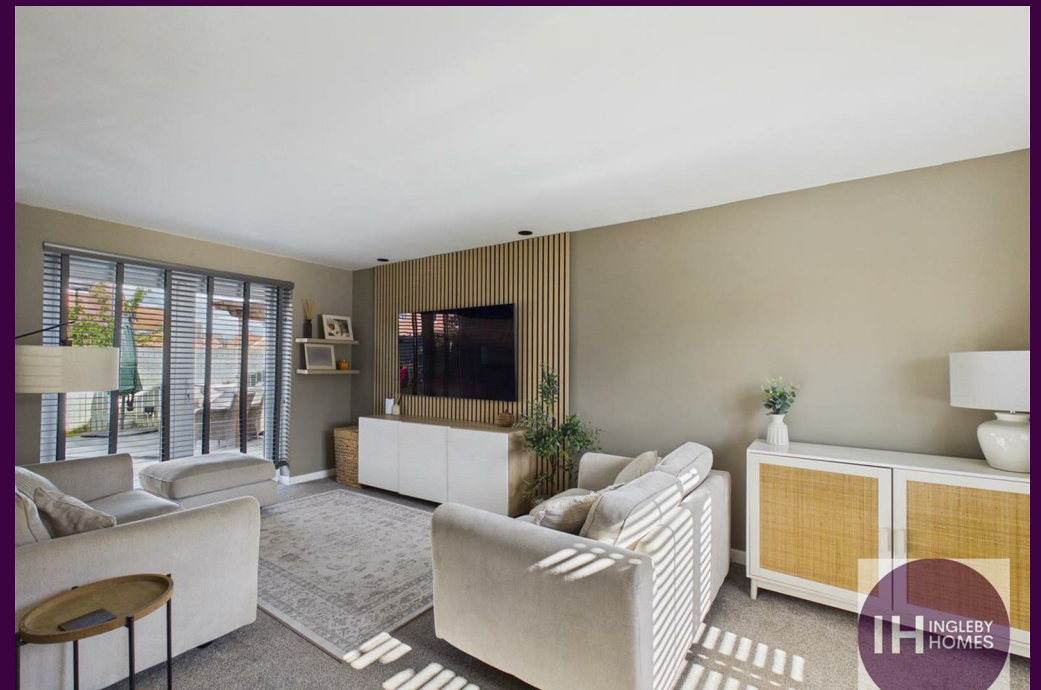
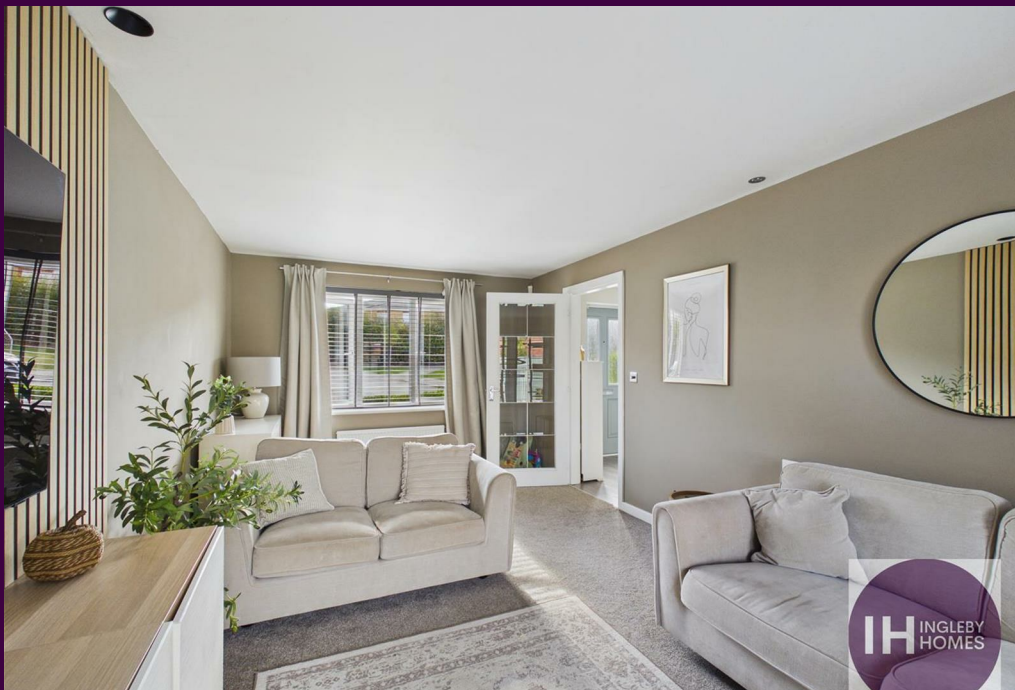
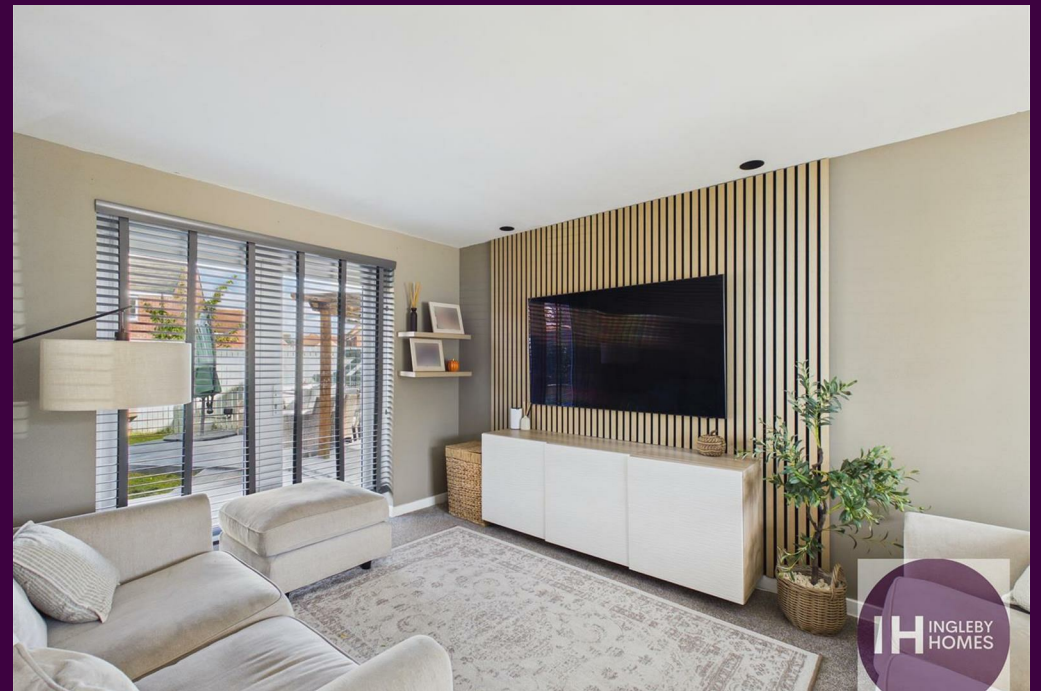
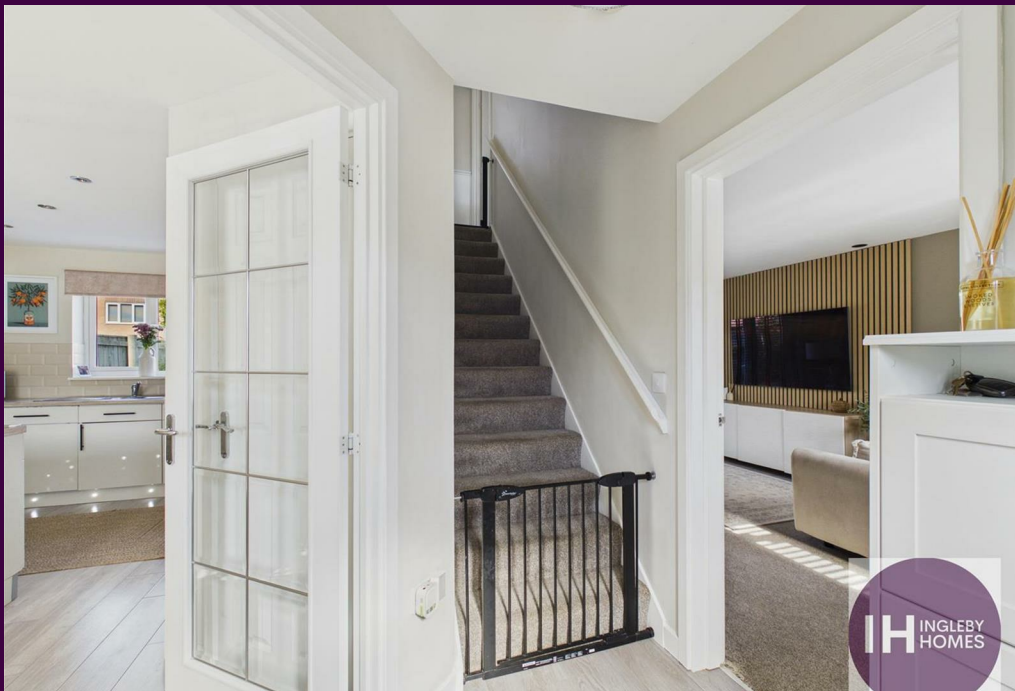
Maiden Way, Ingleby Barwick



£249,950



IH INGLEBY HOMES





Occupying an enviable, and generous plot, with unusually large, and very attractive westerly rear garden, front garden, drive, garage and extended parking, whilst being located within this very popular, modern 'Rings' development.

Close to 'highly regarded' schooling and amenities in the 'Heart' of Ingleby Barwick, whilst enjoying a front outlook over a green space, ideal for younger children.

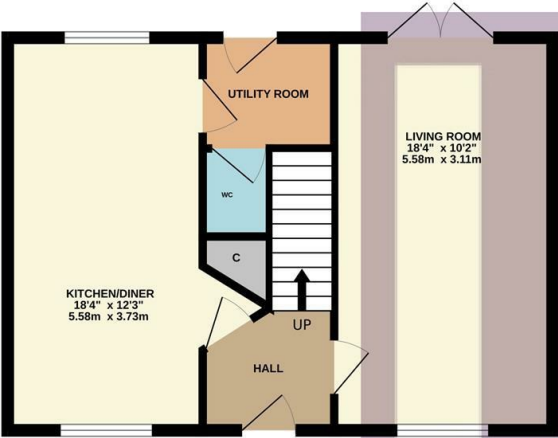
Stylishly delivered and especially tasteful, the internal accommodation certainly merits early inspection. The open-plan kitchen diner is a particular feature of this design, along with the full depth lounge, with 'French' doors to the garden which boasts a large timber deck with pergola seating area, well-tended lawn and soft-bar play area to the rear.



Very briefly comprising an entrance hall, 'dual aspect' lounge, separate impressive kitchen/diner, utility and cloakroom/WC to the ground floor. The first floor bringing three good bedrooms, the 'Master' being especially spacious, with modern ensuite, separate family bathroom. Ingleby Homes recommended.

The Layout

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

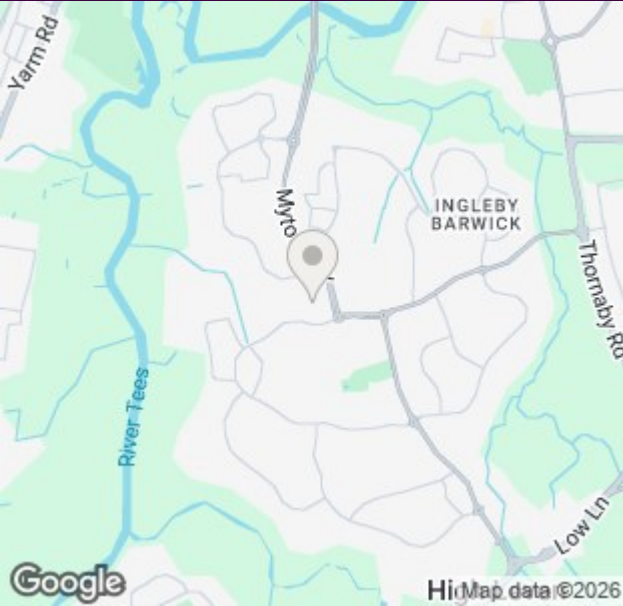


TOTAL FLOOR AREA : 947 sq.ft. (87.9 sq.m.) approx.

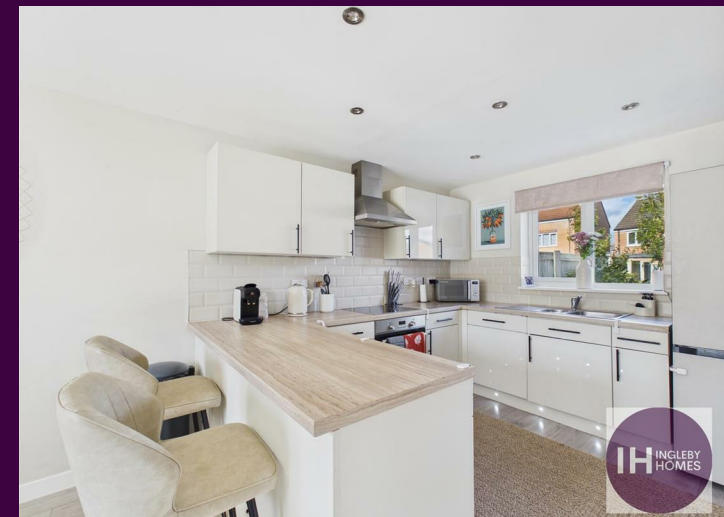
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		91	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	80		(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					
England & Wales					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- Stylishly delivered and tasteful throughout
- Envious corner position with attractive garden and extended parking
- Impressive open-plan kitchen/diner with utility off
- Striking 'full-depth' living room
- Spacious 'Master' bedroom with modern ensuite
- Lovely position looking toward green space



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