

Crossthwaite Drive,



£1,550

IH INGLEBY HOMES





BRAND NEW - and 'Miller' built, this impressive, four bedroom detached property is 'tur-key' ready having never been lived in. Modern, attractive and spacious, boasting brand new floorings and fitted throughout.

The large, open-plan kitchen/diner/family space is a feature worthy of special mention, with a range of quality units and built-in appliances, utility off, and 'French' doors to the garden.

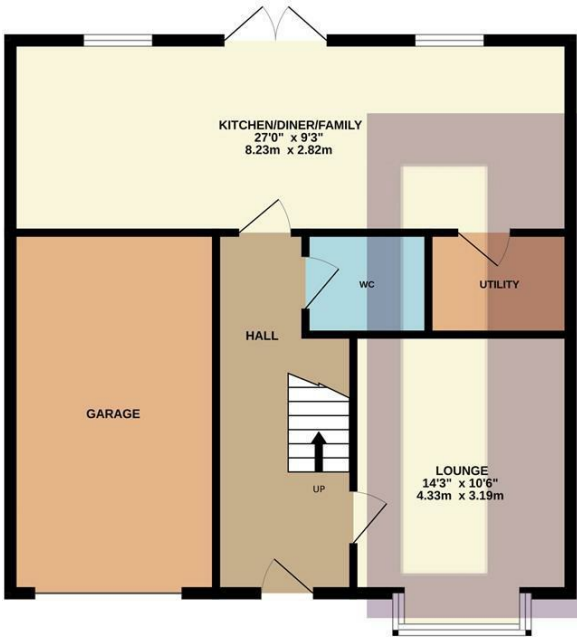
The ground floor also brings an entrance hall, cloakroom/WC, and independent bay-fronted living room. Four generous bedrooms are found on the first floor, 'Master' with dressing room and impressive ensuite, which is complimented by the separate family bathroom.

Situated in this new Eaglescliffe development off 'Durham Lane' with highly thought of local schooling and great amenities a short drive away.

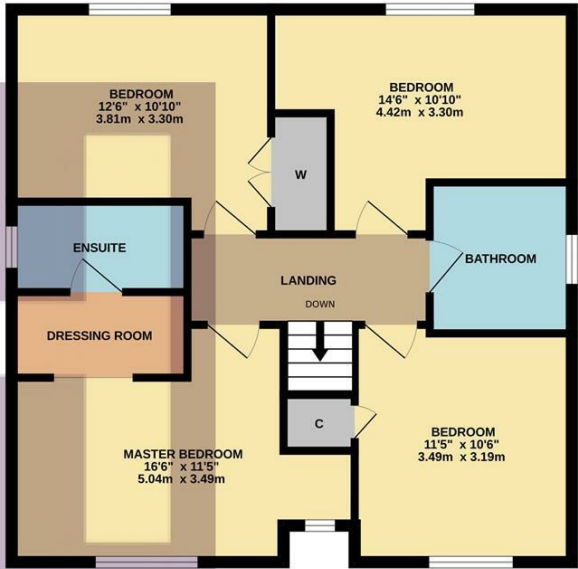


The Layout

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		92	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B	84		(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure:



- BRAND NEW 'Miller Built' and available for immediate let
- Impressive open-plan kitchen/diner/family space
- Desirable Eaglescliffe development
- Separate independent bay-fronted lounge
- Four great bedrooms, 'Master' with dressing room and ensuite
- Holding Fee £357.60
- Income £45,000
- Bond £1788