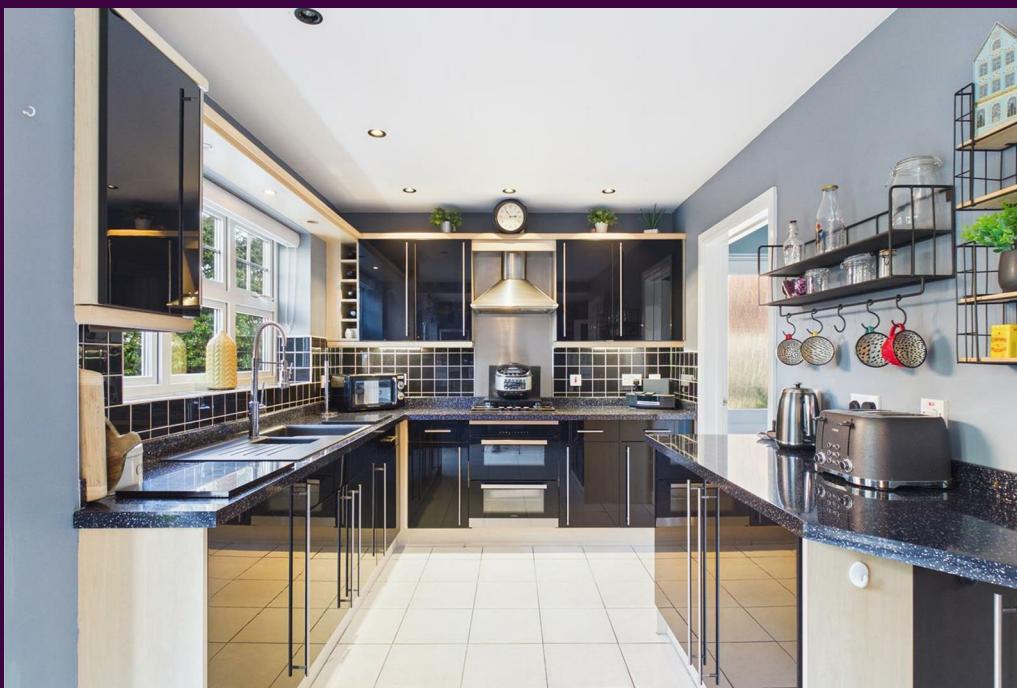
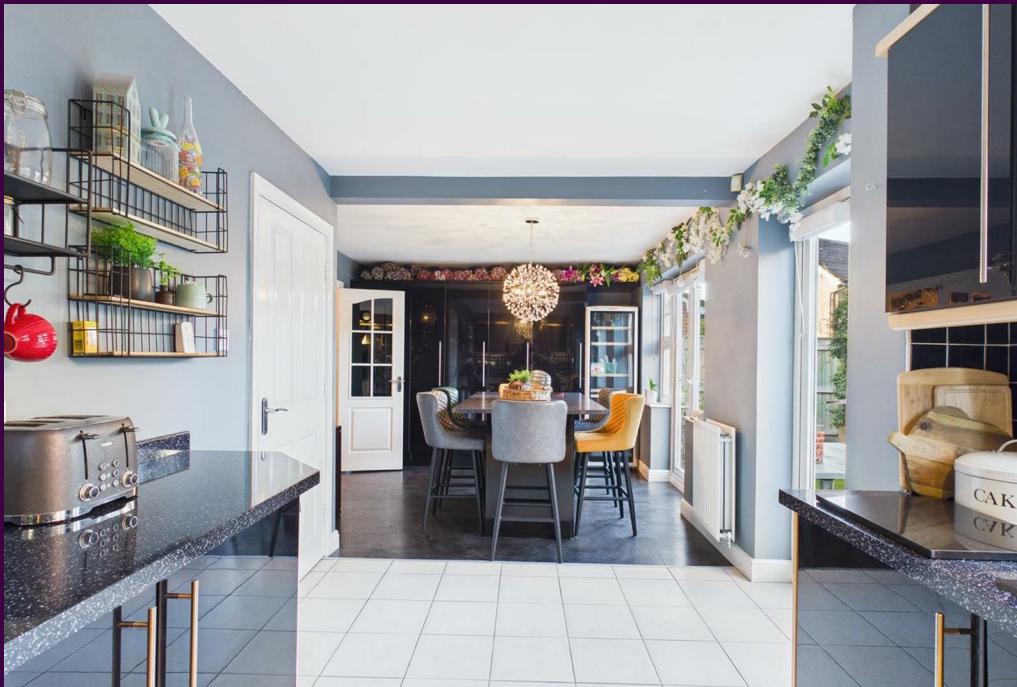


Nevern Crescent, Ingleby Barwick



Asking Price £480,000

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This 'Yuill. built, former 'Show Home' occupies a large lot which boasts ample parking, a detached double garage, front gardens, extensive paved side garden with hot-tub, and lovely rear gardens with a fantastic BBQ Cabin - all while situated within a beautifully 'Horse Shoe' position, tucked away from the main street.

Boasting accommodation over three incredible levels, all immaculately presented and well-appointed, with all bathrooms being very recently refitted to a fantastic standard. You arrive into a welcoming entrance hall with cloakroom/WC off, finding a spacious sitting room to the left, and a large lounge to the right - with feature wood burning stove, an impressive open-plan kitchen/dining space spans the rear with utility off, on the ground floor.

The first floor brings four great bedrooms, two with fitted robes and one being ensuite, which could easily be optimised as the 'Master' - along with the stylish family bathroom.

A fantastic 'Master' suite occupies the second floor with its own kitchenette - ideal for the teenager or guest, comprising large double bedroom with fitted robes and built-in dressing area, ensuite, storage and kitchenette.

The external aspects do not disappoint, with a surprisingly large side garden being paved with hot-tub, heater and canopy - a real sun trap. The rear garden brings lawns and established planting/hedging, with patio and feature timber Cabin/BBW hut.

Early inspection is essential - a rare purchase opportunity!

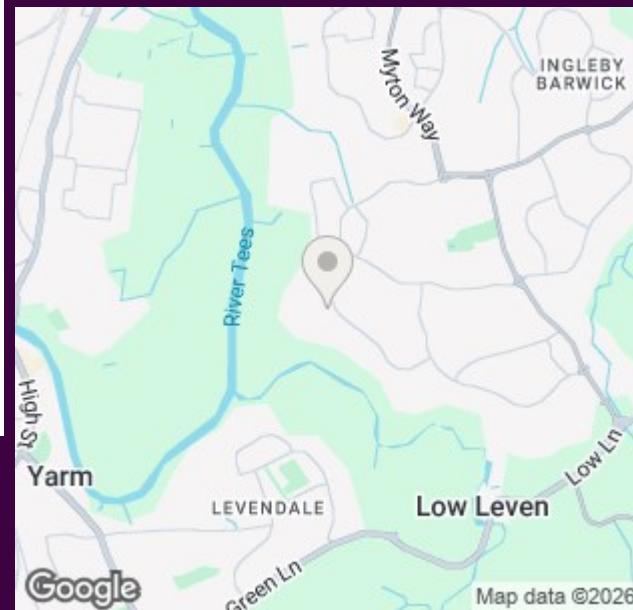
# The Layout



Council Tax Band:  
F  
Tenure:  
Freehold

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## The Location





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