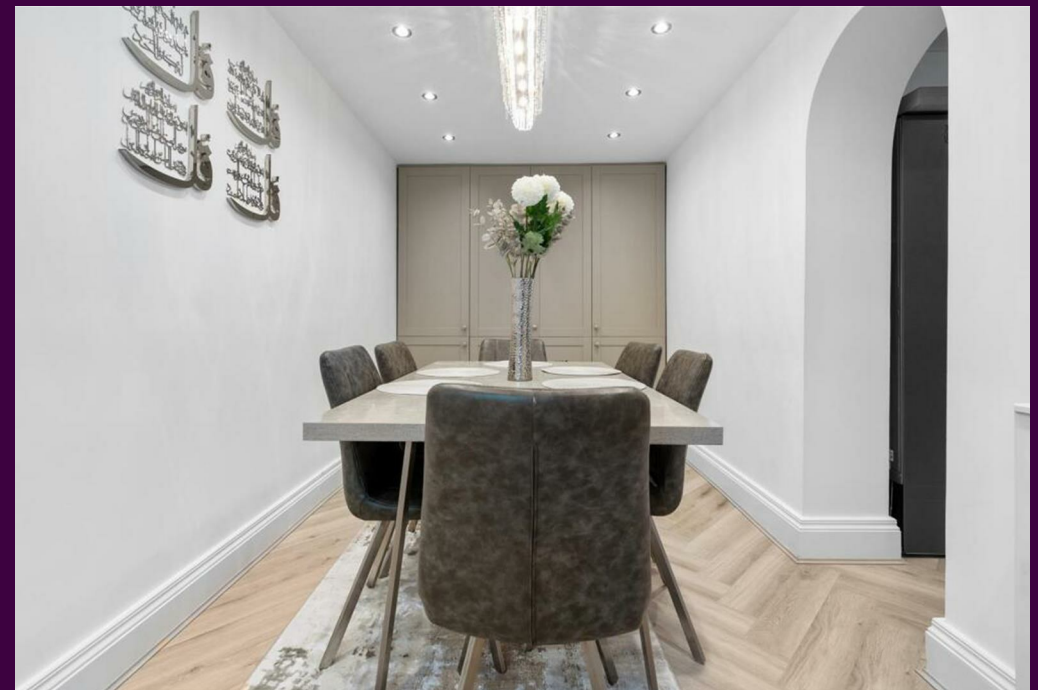


Beacons Lane, Ingleby Barwick



Asking Price £265,000

IH INGLEBY HOMES





A property of outstanding quality, having been significantly improved, upgraded and remodelled, with little expense spared.

This larger style, three bedroom detached residence certainly requires internal inspection to be fully appreciated, bursting with quality and stylish throughout. The superb refitted kitchen with quartz tops, impressive refitted bathroom and ensuite and stunning lounge with built-in feature media-wall are just a few examples of the level of detail of which this terrific home has been improved.

Situated within this favoured 'Round Hill' area of Ingleby Barwick, ideally positioned for 'highly thought of' schooling, whilst enjoying a re-laid front drive, front garden, and attractive rear garden with lawn, large patio, lovely timber summer house and 'sleeper-built' planters housing a variety of established greenery and shrubs - all with a sunny, southerly aspect.

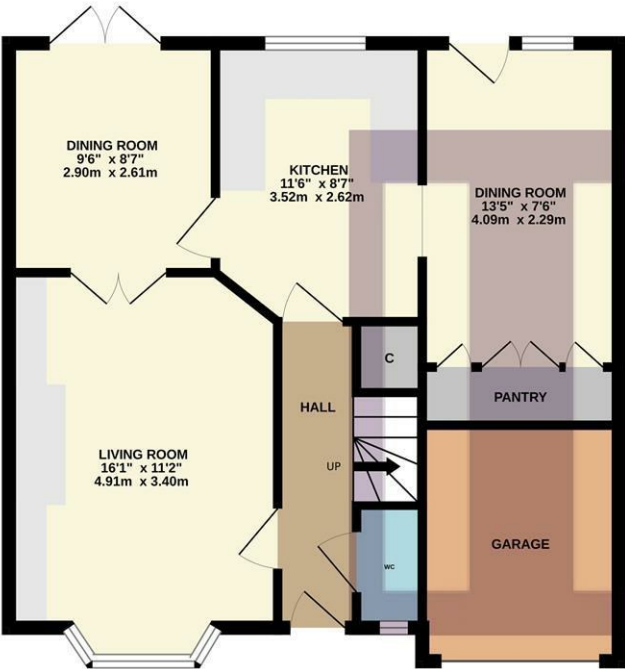
Internally, on the ground floor you arrive into a welcoming entrance hall immediately notice the impressive standards, a smart refitted WC to the right and finding the bay-fronted lounge to the left - with built-in media wall and feature fire, of which double doors from the rear adjoins a further sitting room. The outstanding kitchen deserves a special mention, with quartz tops and range of quality cabinets, and an open doorway leads off the the dining room, with a fabulous built-in pantry range - created by adapting a section of the garage.

The first floor brings three great bedrooms, 'Master' with modern fitted sliding robes and fabulous ensuite, bedroom two with a range of furniture and robes, whilst bedroom three incorporates built-on storage solutions and a bed. The family bathroom offers a modern white suite, over-bath shower and is brought to a standard, of which by now you will be expecting.

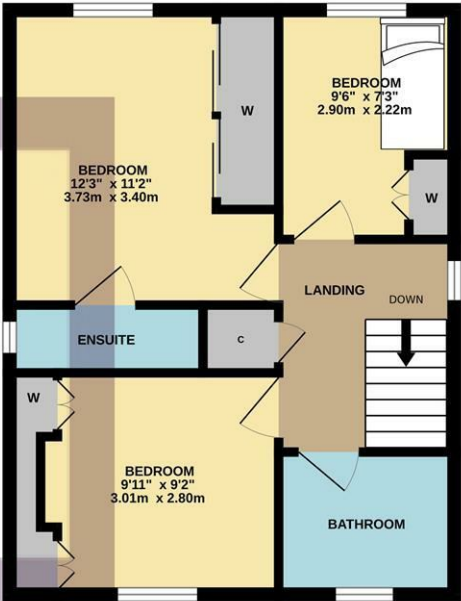


The Layout

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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.

Made with Metropix ©2026

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current	Potential		Current	Potential	
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- An incredibly impressive and very much upgraded property
- Stunning refitted kitchen and superb bathrooms
- Stylish media-wall within bay-fronted lounge, separate sitting room
- Additional dining room with built-in pantry
- Three great bedrooms, all with fitted robes/furniture
- Master with stylish ensuite, separate family bathroom
- Attractive gardens and sought after location



www.ingleby-homes.co.uk
01642 671025

IH INGLEBY HOMES