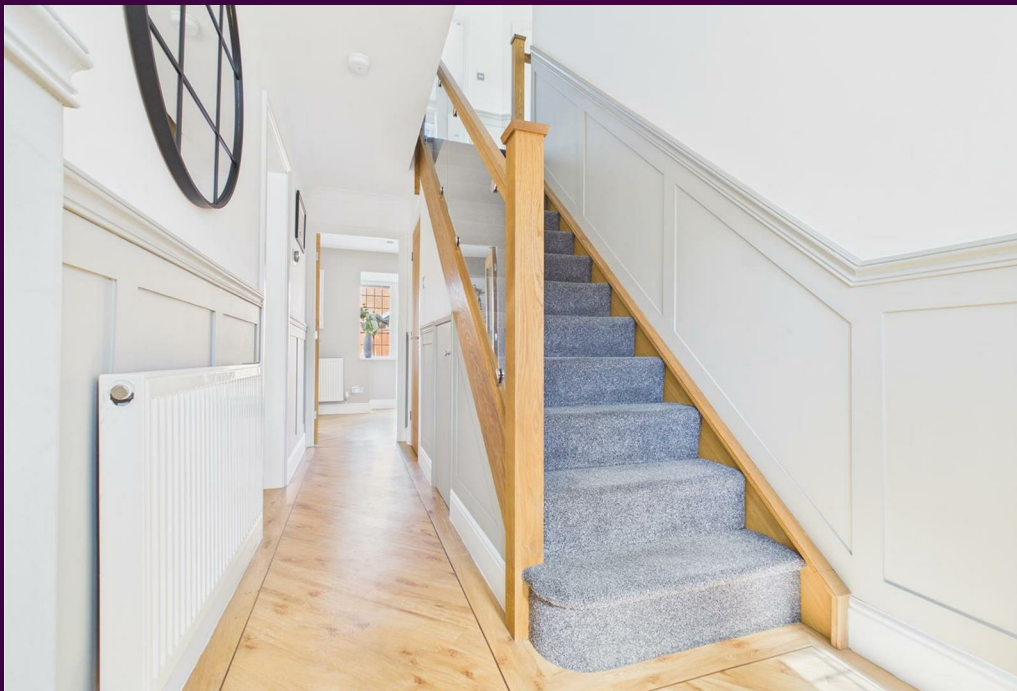


Nevern Crescent, Ingleby Barwick



£415,000

IH INGLEBY HOMES





This outstanding property delivers impressively generous accommodation, which in this case has seen significant improvement and upgrading, early inspection is certainly advised.

You arrive into a welcoming entrance hall noticing the stunning glass & oak replaced stairs, the LVT flooring, tasteful panelling, and replaced oak internal doors, an indication of the quality to come. The ground floor then brings a cloakroom/WC, spacious independent lounge, the stunning rear open-plan kitchen/dining/family space, with utility off and further utility/laundry provided by way of a partial, inner garage conversion.

The first floor provides four terrific bedrooms, all comfortable doubles, whilst the especially generous 'Master' boasts a dressing area with fitted mirror robes and ensuite, a further ensuite benefitting bedroom two, separate family bathroom.

The extended block-paved frontage allows off-road parking for several vehicles and approaches the double garage, complimented by the sizeable rear garden which enjoys an extensive re-laid patio, well-tended lawn, and further deck with gazebo. A timber shed sits around side making excellent use of the enviable plot.

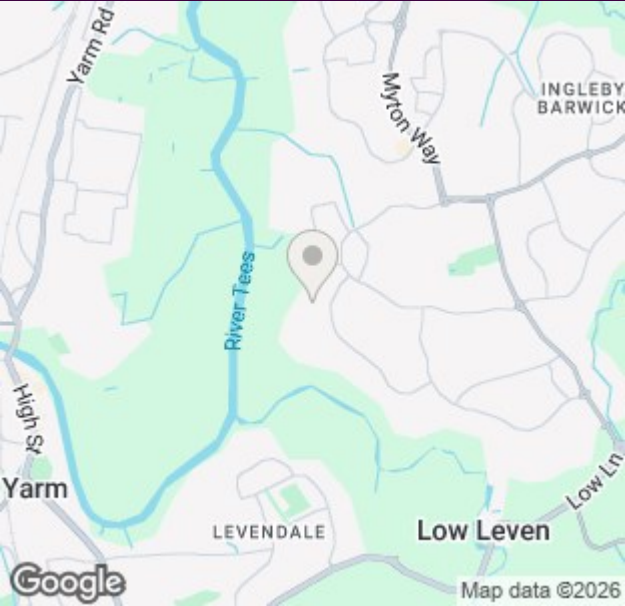


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
69			73		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

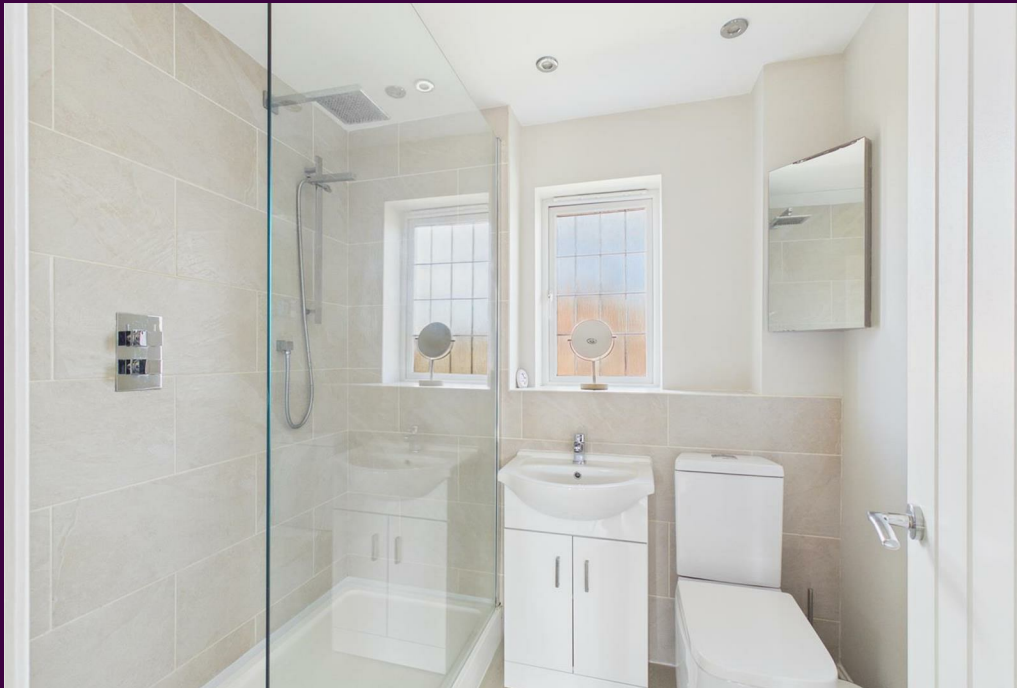
The Location



Council Tax Band: E
Tenure: Freehold



- An outstanding, executive four bedroom property
- Enviable corner position within favoured location
- Extended block paved drive and generous rear garden
- Much improved and impressive throughout
- Superb 29ft plus kitchen/dining/family space
- Two ensuite and separate modern family bathroom
- Feature 'Glass & Oak' stairs



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