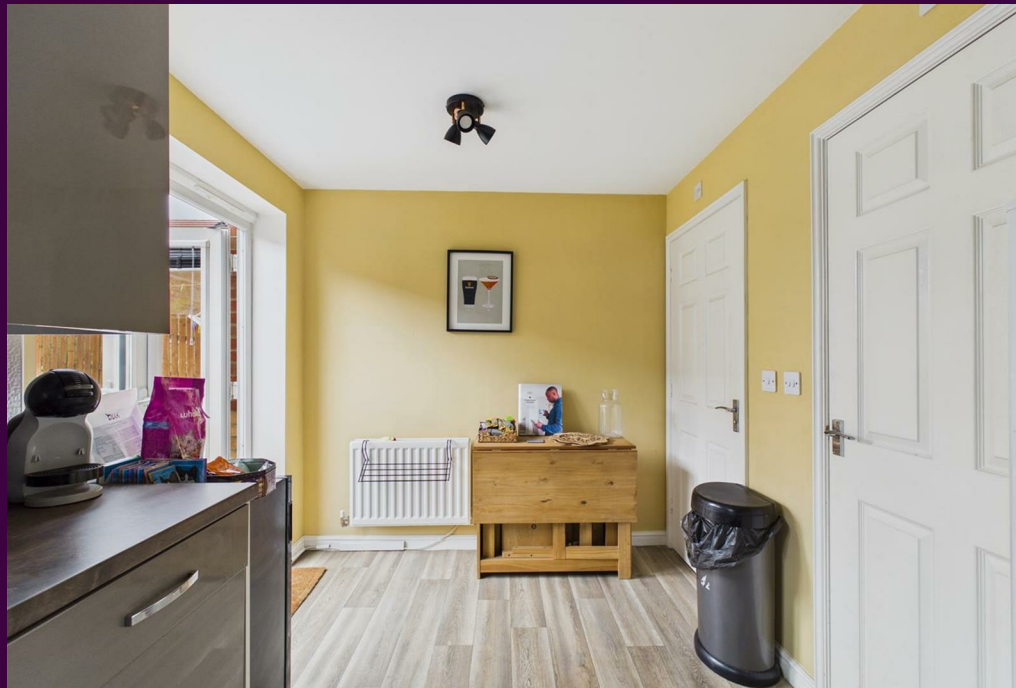


Kingsbridge Crescent,



£170,000

IH INGLEBY HOMES





Attractively price under a 'Taylor Wimpey' part exchange scheme, early viewing could prove essential when it comes to this larger style, three bedroom detached home.

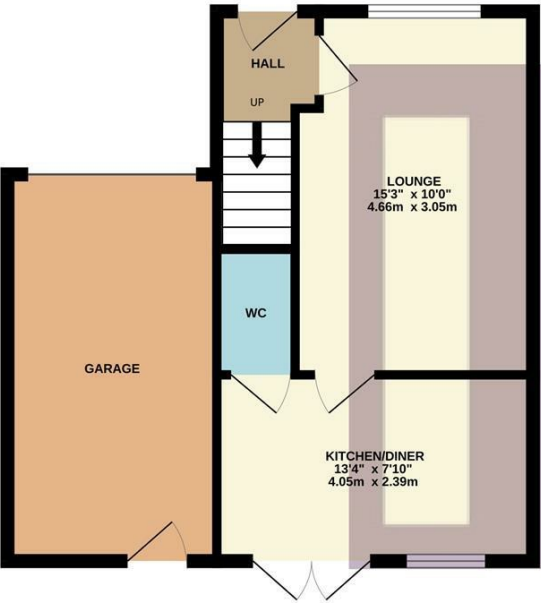
Constructed in 2018, and situated on the popular 'Acklam Gardens' development, whilst enjoying a generous rear garden which brings lawn, and large deck, together with a sunny southerly aspect, front garden, drive and garage.

Internally, the well appointed accommodation comprises an entrance hall, lounge, open-plan kitchen/diner and cloakroom/WC to the ground floor. The first floor delivering three really good bedrooms, 'Master' with ensuite and separate modern family bathroom.

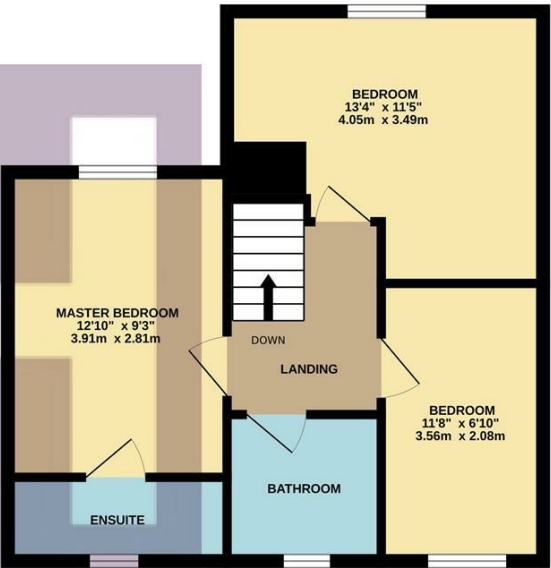


The Layout

GROUND FLOOR
450 sq.ft. (41.9 sq.m.) approx.



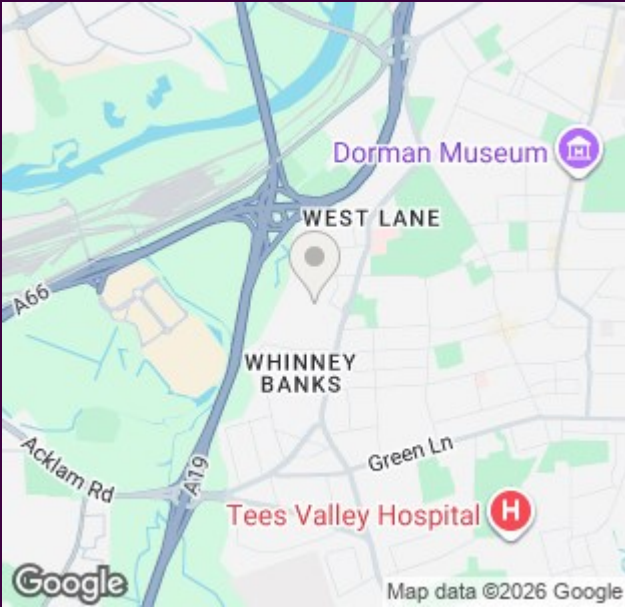
1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	83		(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: C
Tenure: Freehold



- Modern, 'Acklam Gardens' development
- Spacious three bedroom property
- Attractive lounge and separate, open-plan kitchen/diner
- Generous rear garden, drive and garage
- Master bedroom with ensuite
- Viewing advised, sensible offers invited