

Rothbury Close, Ingleby Barwick



Asking Price £309,950

**IH** INGLEBY HOMES





Rothbury Close is an especially desirable address within Ingleby Barwick, and this property in particular, is a superb example of its kind.

Built to this deceptively spacious design, whilst the living space is further enhanced by the addition of a fantastic rear garden room, adding to a spacious ground floor that also delivers an entrance hall, cloakroom/WC, lovely lounge, dining room, and impressive upgraded kitchen with integrated appliances and island.

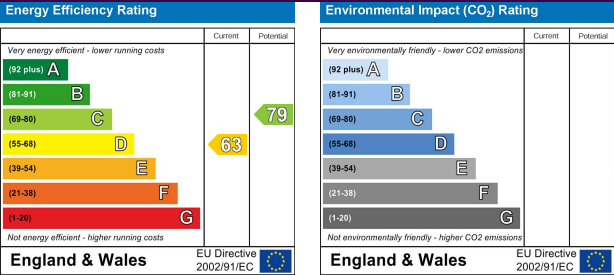
The first floor provides four great bedrooms, 'Master' with recently refitted, quality robes with inner-storage solutions, a feature repeated in bedroom three. The 'Master' also boasts a surprisingly generous feature ensuite, separate, attractive family bathroom. Ingleby Homes recommended.

All of the front windows where recently replaced, along with all composited doors. The combi boiler was replaced in 2023.

Bringing plenty of kerb appeal, with the landscaped frontage, lawn, established tree, and drive approaching the garage. Complimented by the lovely rear garden which brings a well-tended lawn, large near-end patio, corner timber deck and established greenery - all whilst enjoying a sunny, southerly aspect and a fair degree of privacy.



# The Layout



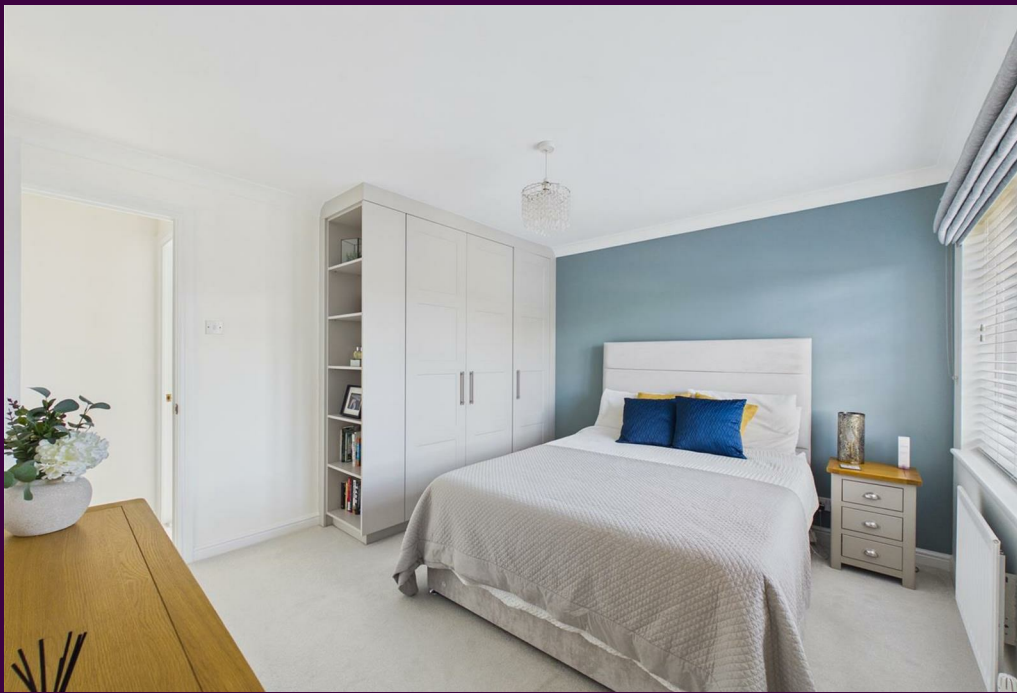
# The Location



Council Tax Band: E  
Tenure: Freehold



- An outstanding, four bedroom family property
- Desirable address within favoured area of Ingleby Barwick
- Ideal position for local amenities and 'highly regarded' schooling
- Replaced 'Combi' boiler 2023
- Upgraded UPVc windows and composite doors
- Beautiful rear Garden Room enhancing the living space
- Quality fitted wardrobes with inner-storage solutions
- 'Master' bedroom with large feature ensuite
- Landscaped frontage, drive and garage



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