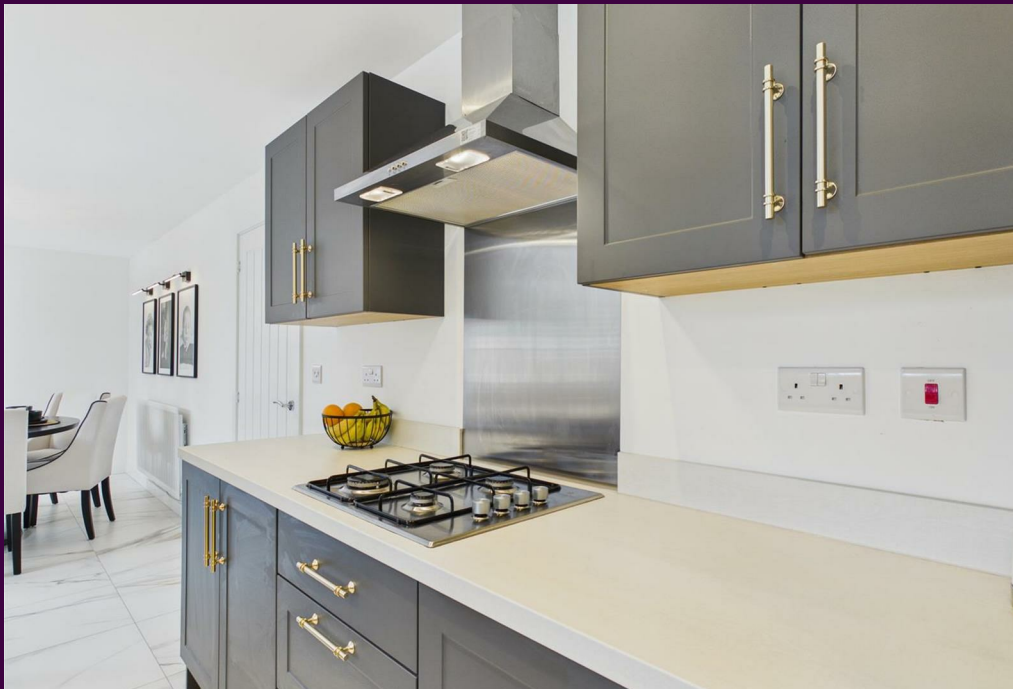


Lotus Drive, Ingleby Barwick



£419,995

IH INGLEBY HOMES





Constructed by 'Miller' to the very impressive 'Beechwood' design - an outstanding home that delivers incredible space, which on this particular occasion is brought with style, quality and plenty of upgrades.

A professional (approx 2/3) garage conversion has helped provide a fabulous, large play room - a space that offers versatility, and a space that could be optimised to suit a new owner, possibly providing the perfect second reception room, gym, games room or work space.

Other features worthy of special mention include the fantastic media-wall within the lounge, upgraded floor tiles, ceiling spot lighting and private rear outlook beyond the generous, westerly garden.

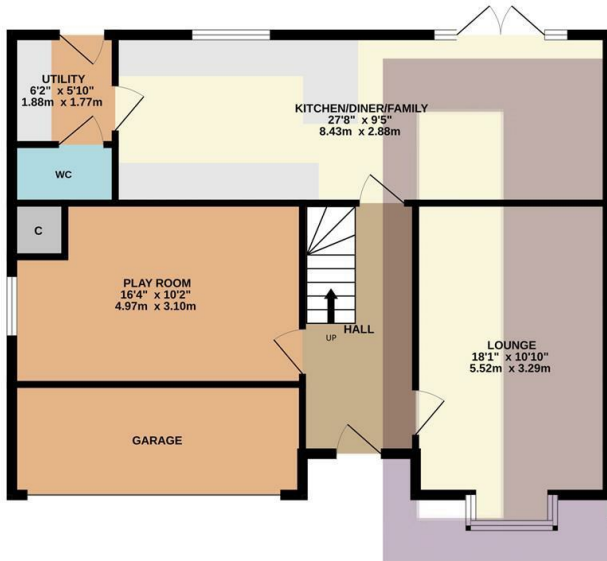


Briefly, the accommodation comprises an entrance hall, lounge, play room, open-plan kitchen/diner/family space with an upgraded kitchen range of built-in appliances, coordinated utility and cloakroom/WC to the ground floor. The first floor delivers five good bedrooms, the luxurious 'Master' with ensuite and walk-in dressing complete with fitted storage solutions, whilst bedroom two enjoys a further ensuite, separate family bathroom.

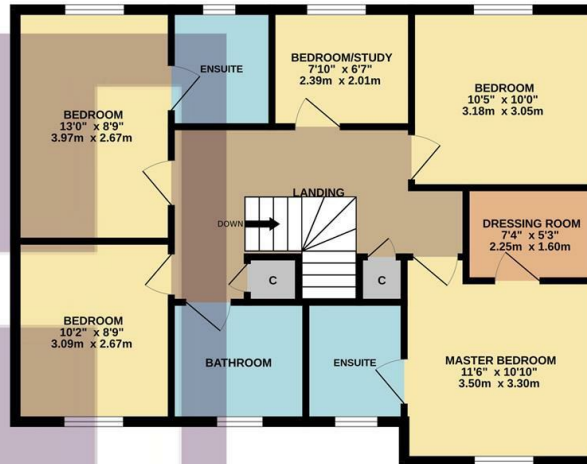
The extensive block-paved frontage allows ample off-road parking, approaching the remainder of the garage offering useful storage. Complimented the rear with the attractive, fully fence enclosed garden with large lawn, near-end patio and private rear outlook.

The Layout

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.5 sq.m.) approx.



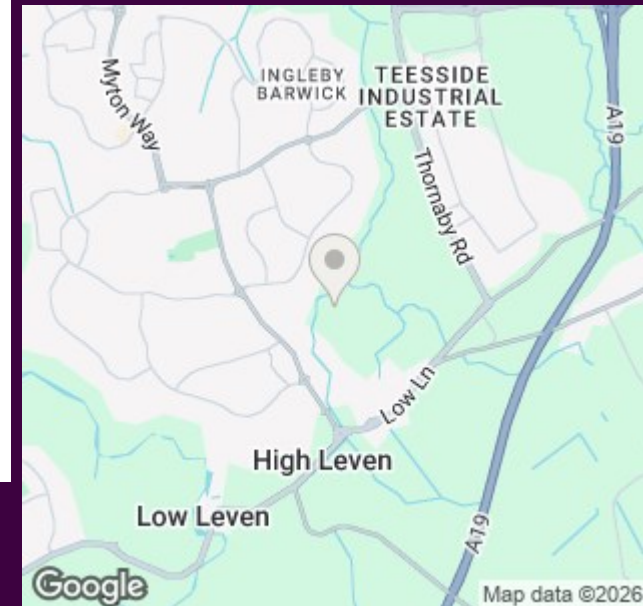
TOTAL FLOOR AREA: 1638 sq.ft. (152.2 sq.m.) approx.

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	93	95	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The Location



Council Tax Band:

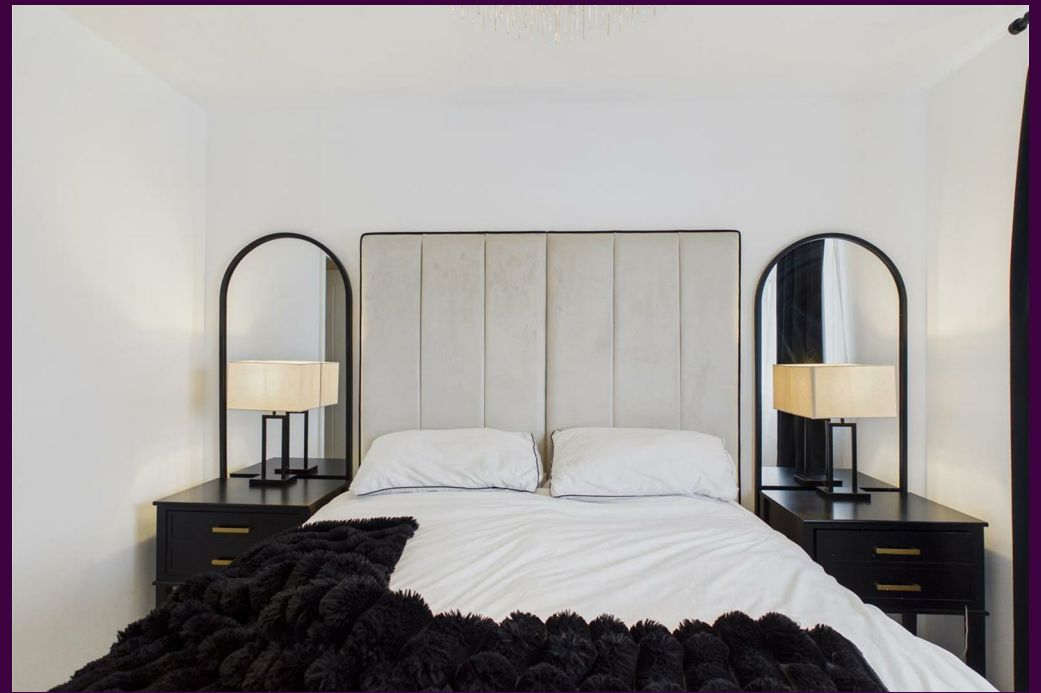
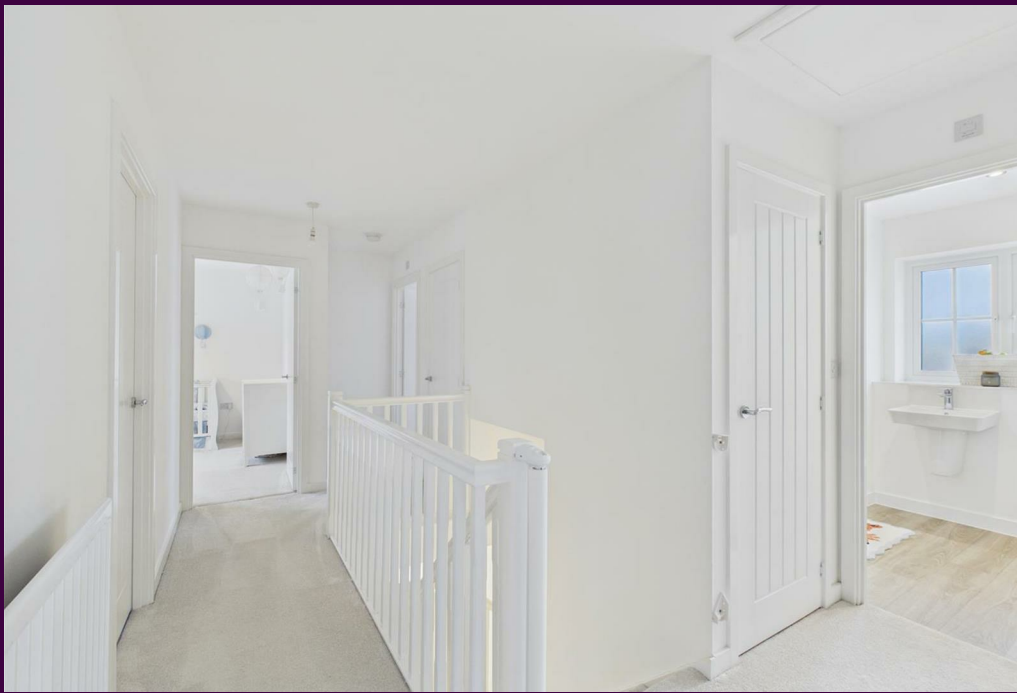
E

Tenure:

Freehold



- Miller built to the outstanding 'Beechford' design
- Delivering Five bedrooms, two being ensuite
- Master boasting a walk-in dressing room with furniture
- Stunning 27ft open-plan kitchen/dining/family space
- Impressive lounge with stylish media-wall and panelling
- Envious position with private, westerly rear outlook
- Generous play room/games room provided by way of a professional garage conversion
- Superb throughout and packing plenty of upgrades



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