

Trenholme Close, Ingleby Barwick



£289,500

**IH** INGLEBY HOMES









This generous and especially stylish four bedroom family property sits in this very popular 'Broom Hill' area, ideal for schooling, whilst being just moments away from lovely woodland walks.

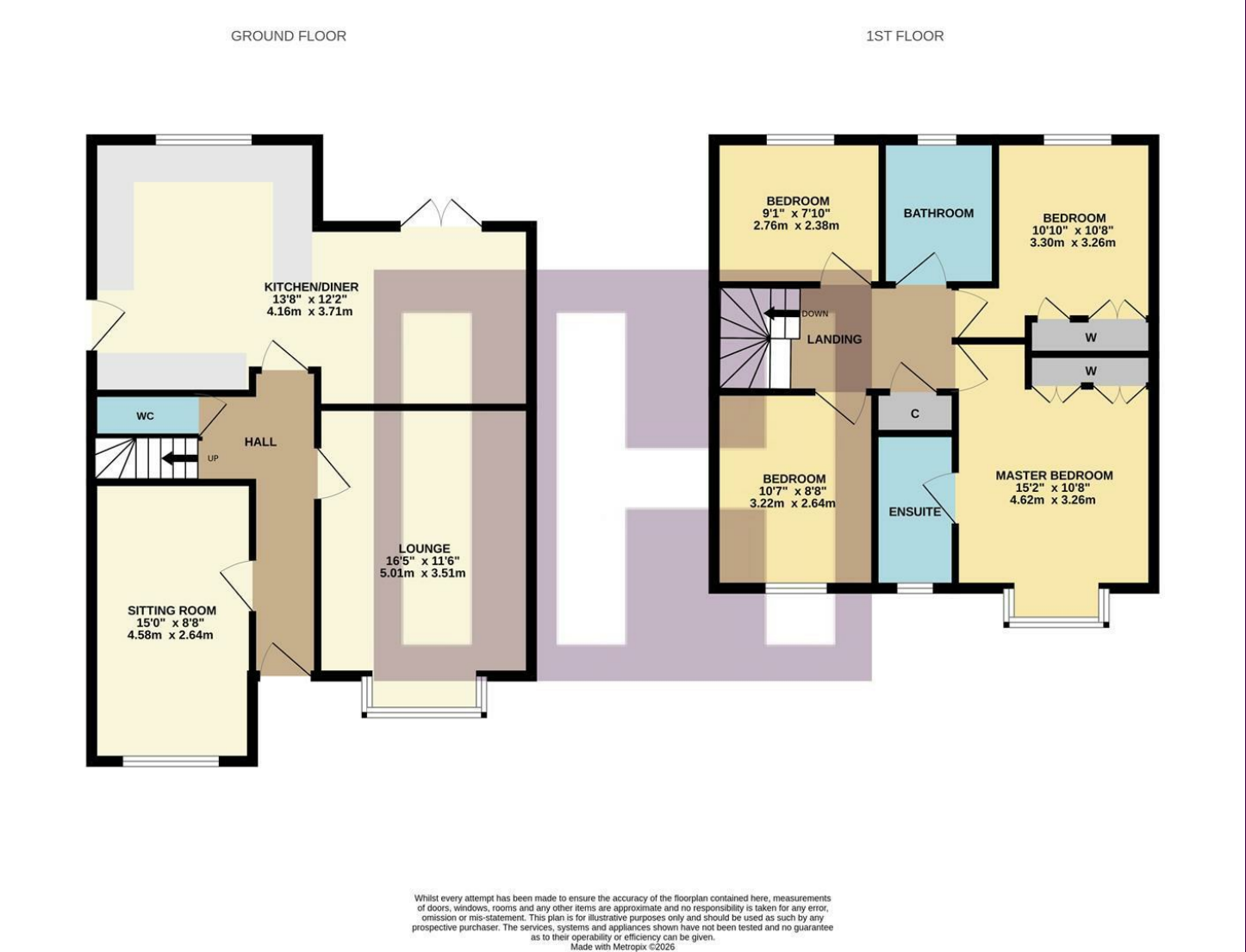
The impressive ground floor accommodation being significantly enhanced by a professional garage conversion which delivers a an additional sitting room, whilst the re-modelled kitchen/family space across the rear ground floor is undoubtedly a feature worthy of special mention. Opened up to create a stunning area which feels the hub of this family home with a cloakroom/WC off, and separate bay-fronted lounge.



The first floor offers the four great bedrooms, 'Master' with ensuite and fitted robes, a feature repeated in bedroom two. Separate family bathroom.

Enjoying a double width front drive, front garden and generous rear garden which boasts a sunny westerly aspect and fair degree of privacy, with established shrubs and near-end timber deck seating area. Internal inspection is certainly recommended.

# The Layout



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	71		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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





- Generous and much improved four-bedroom family property
- Professional garage conversion helping deliver additional ground floor space
- Superb re-modelled open-plan kitchen/diner, separate bay-fronted lounge
- 'Master' with robes and ensuite, further robes to bedroom two
- Sought-after 'Broom Hill' location, ideal for schooling
- Off-road parking, attractive westerly rear garden





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