

Church Field Way, Ingleby Barwick



Asking Price £275,000

IH INGLEBY HOMES





Built to the popular 'Faversham' design by McLean, and significantly improved since, this very attractive four bedroom family home certainly merits internal inspection.

Enjoying a pleasant position within this favoured Broom Hill area, ideal for local schooling and amenities, whilst enjoying a delightful and established rear garden, front garden, double-width drive and garage.

Internally, an upgrade worthy of special mention is the stunning refitted and redesigned kitchen which boasts stone surfaces, and a feature 'Rangemaster', complimented by a range of integrated appliances which include a dishwasher, fridge, freezer and washing machine.



A generous rear conservatory makes the most of the sunny aspect, enhancing the ground floor accommodation, which also delivers an entrance hall, cloakroom/WC, a bay-fronted dining/sitting room and separate lounge with feature fireplace. All with replaced oak internal doors, that continue throughout both floors.

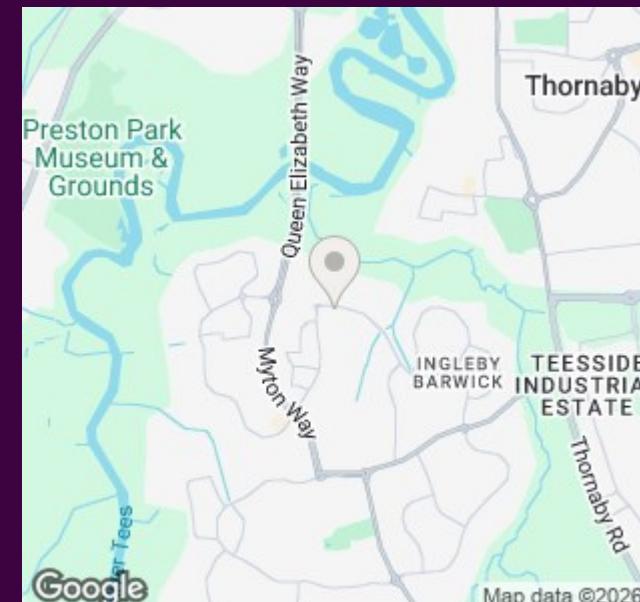
The first floor brings four great bedrooms, the especially spacious 'Master' with two sets of fitted double robes and modern ensuite, with further robes in bedroom two, separate family bathroom with traditional white suite and tiled surrounds.

The Layout



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			(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			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

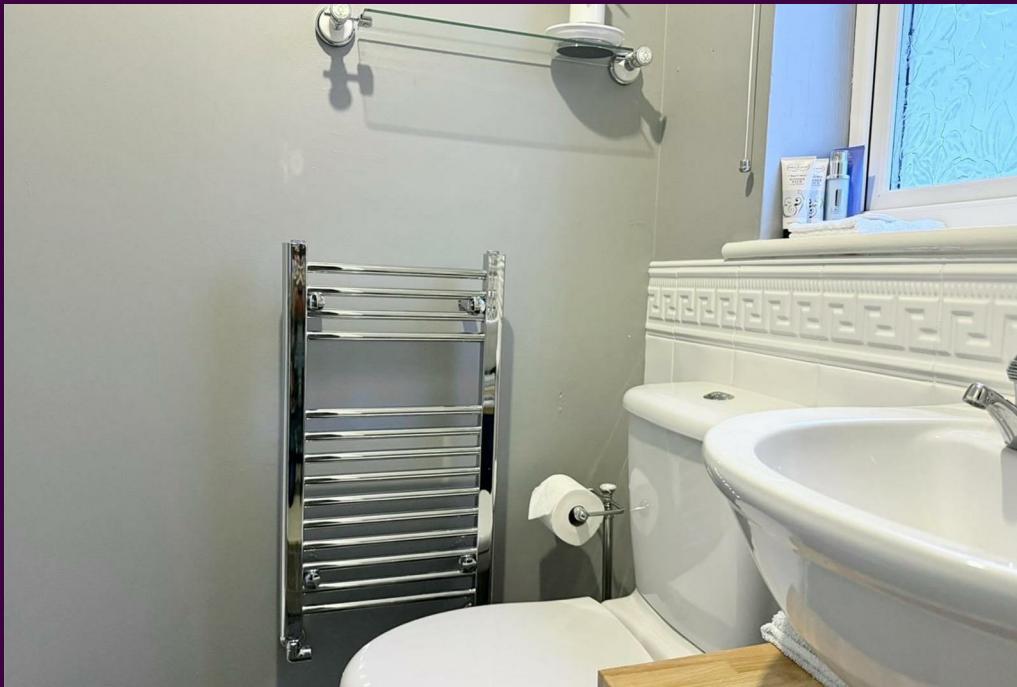
The Location



Council Tax Band:
D
Tenure:
Freehold



- Much improved, four bedroom family home, 'McLean Faversham' design
- Favoured Broom Hill location within Ingleby Barwick, ideal for schooling
- Impressive refitted kitchen with stone surfaces, 'Rangemaster' and integrated appliances
- Rear conservatory enhancing the living space
- Separate generous lounge and bay-fronted dining/sitting room
- Spacious 'Master' with robes and ensuite
- Viewing advised



www.ingleby-homes.co.uk
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