

Spaunton Close, Hemlington



Asking Price £239,995

IH INGLEBY HOMES





Impressive and updated, this attractive four bedroom property boasts a generous plot, bringing a large established rear garden, front garden, large drive and detached double garage, whilst being situated in this favoured location just off 'Hemlington Hall Road'.

A large rear conservatory makes the most of the lovely gardens, whilst significantly enhancing the living space, which is further improved with the impressive updated family bathroom and 'Master' ensuite.

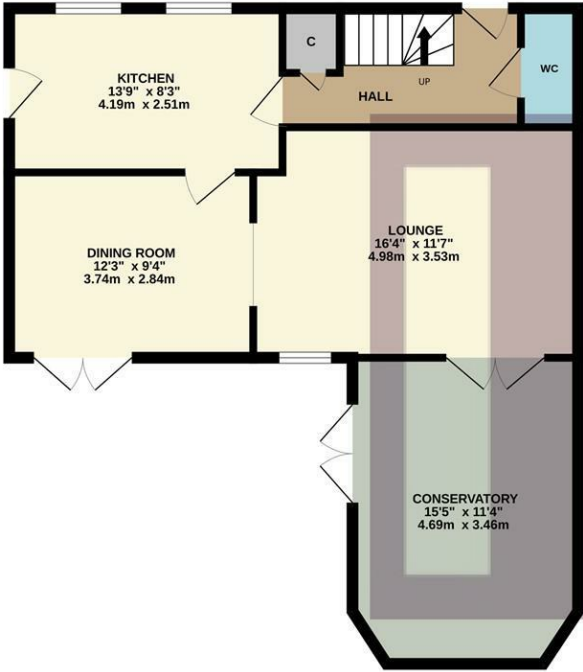
The accommodation briefly comprises an entrance hall, cloakroom/WC, fitted kitchen, adjoining dining room, spacious lounge and conservatory to the ground floor. The first floor delivers four good bedrooms, 'Master' with ensuite and separate family bathroom.

Modern and especially well presented, viewing is strongly advised.

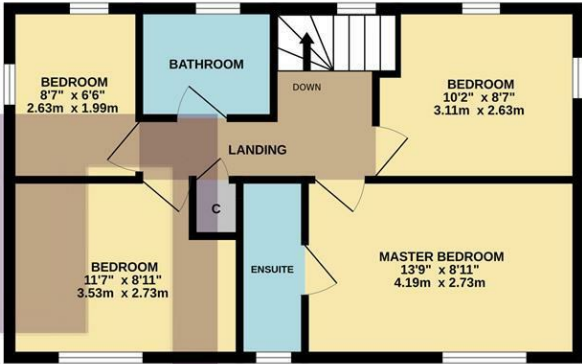


The Layout

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.




1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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		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	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The Location



Council Tax Band: D
Tenure: Freehold



- Generous plot with attractive gardens, double garage and large drive
- Favoured location off 'Hemlington Hall Road'
- Large rear conservatory, spacious lounge and separate dining room
- Impressive updated bathrooms and ensuite
- Available with 'No Forward Chain'



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