

Broomlee Close, Ingleby Barwick



£275,000

IH INGLEBY HOMES





Located within the desirable 'Sober Hall' area of Ingleby Barwick, whilst enjoying a generous corner position which enjoys established front and rear gardens, a sizeable drive and detached double garage.

Undoubtedly the attractive external aspects of this family home will prove attractive, but the generous, enhanced accommodation should not be over looked. A large, roofed conservatory improves the living space and adjoins the spacious living room, adding to the large remodelled kitchen/diner, both accessed independently from the welcoming entrance hall, with cloakroom/WC off, to the ground floor. The first floor delivers four good bedrooms, the being very comfortable doubles, the 'Master' with fitted robes/furniture and ensuite, with further fitted robes in bedroom two. Separate family bathroom.

Solar Pane Info

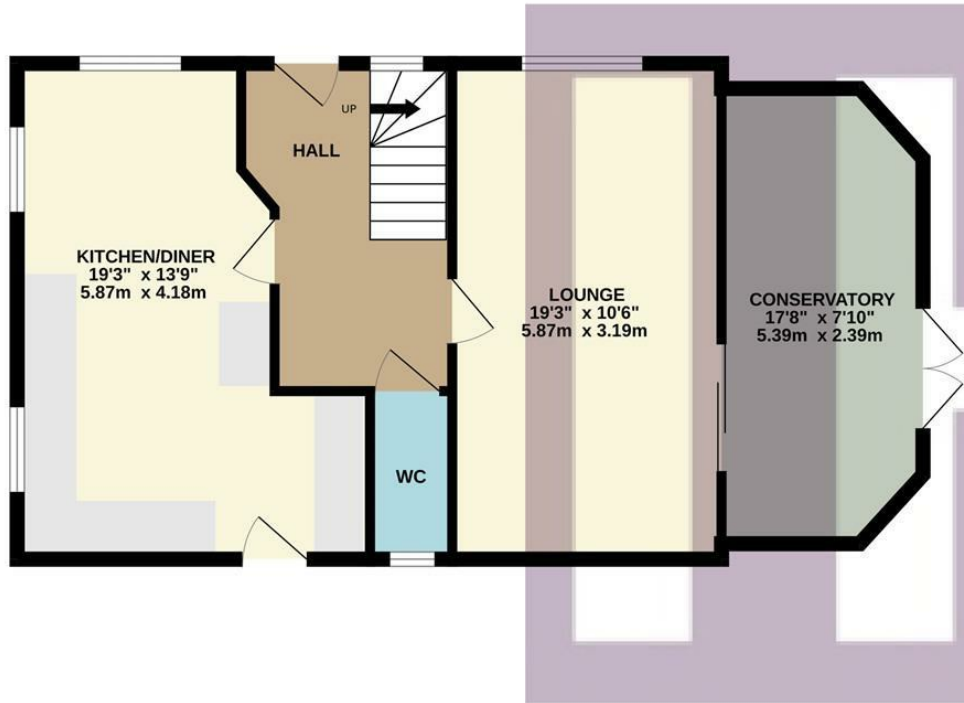
3.6kWh solar PV system. With Feed in Tariff (FIT) payments applicable under government scheme.

The front gardens are well stocked with shrubs and planting, around the lawn, whilst the large drive provides ample parking for several vehicles and approaches the detached double garage. The rear garden is fully fence enclosed, with near end patio, lawn and two timber sheds.

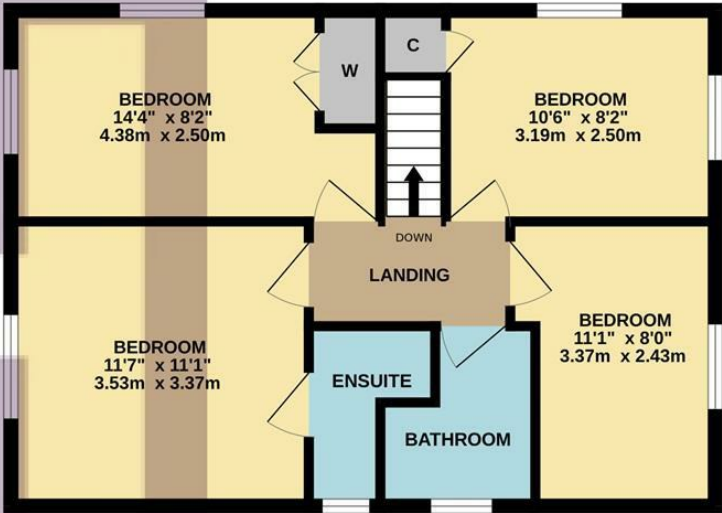


The Layout

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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Council Tax Band: D
Tenure: Freehold



- Generous corner plot in desirable 'Sober Hall' area of Ingleby Barwick
- Front and rear gardens, large drive and detached double garage
- Solar Panels reduce day to day running costs, and payments back to owner
- Spacious remodelled kitchen/diner, separate spacious lounge
- Rear roofed conservatory
- Four good bedrooms, 'Master' with robes and ensuite
- Available with 'No Forward Chain'



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