

Pevensey Close, Ingleby Barwick



£309,995

IH INGLEBY HOMES

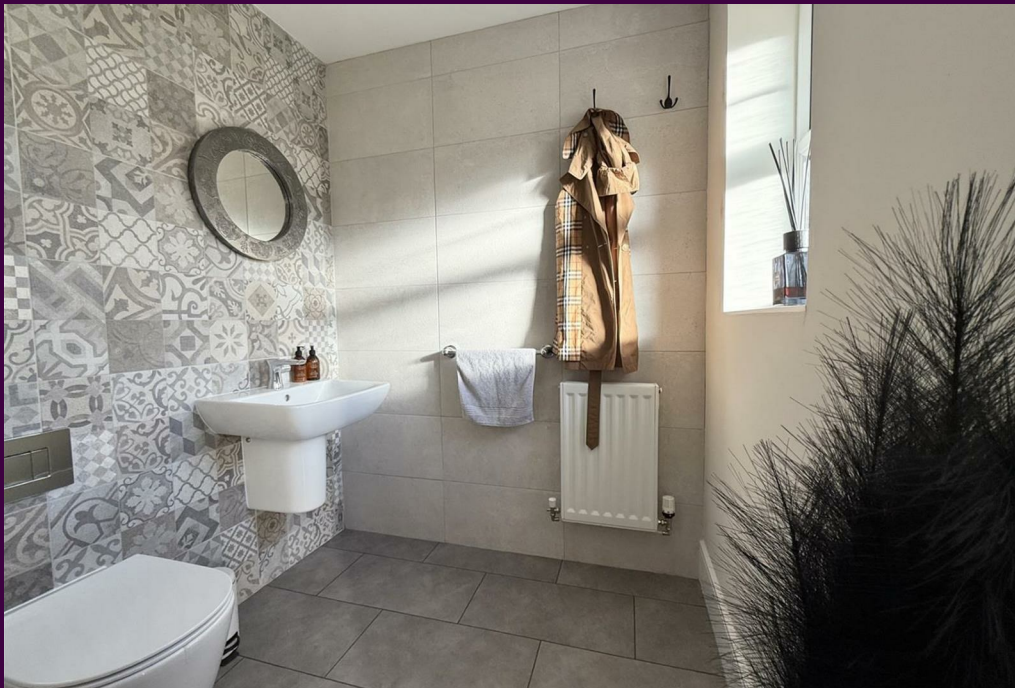




This handsome and spacious property is built by 'Avant' and delivers exceptionally stylish and modern accommodation that is synonymous with the brand and reputation.

Much improved since new, the current owners have added further style and many upgrades, with features such as the adapted utility room, kitchen-island, fitted robes and impressive media wall within the lounge.

Situated in a very pleasant position within this desirable development on the outskirts of Ingleby Barwick, with fantastic local amenities and 'highly thought of' schooling nearby. Externally, a double width drive allows ample off-road parking and approaches the garage, which has seen approximately a quarter at the rear converted to a useful utility space, being coordinated with the kitchen range. The enclosed rear garden enjoys a sunny westerly aspect, with extended patio and well-tended lawn.



Internally, on the ground floor you arrive into a welcoming hall, passing the 'high-spec' and surprisingly spacious cloakroom/WC, into the stunning open-plan kitchen/diner/family space, bring a contemporary kitchen range with appliances, island, tiling and different lighting options. With feature bi-folds at the rear opening into the garden. The previous entrance to the lounge has been moved and upgraded to a feature sliding door, allowing both space to be adjoined or separate to suit, with the lounge boasting the superb media-wall with built in fire. The first floor brings four great bedrooms, three with fitted robes and 'Master' with a stylish ensuite, which is complimented by the fabulous family bathroom.

Solar panels benefit the owner with reduced running costs and payments returned from the grid. Ingleby Homes recommended.

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	84		(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		EU Directive 2002/91/EC

The Location



Council Tax Band: E
Tenure: Freehold



- Stylish four bedroom detached home, Avant built
- Stunning open-plan kitchen/diner/family space with impressive kitchen range
- Feature bi-folds and kitchen island upgrade
- Lounge with superb media-wall with built in fire
- Master with superb ensuite, fabulous separate family bathroom
- Viewing essential



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