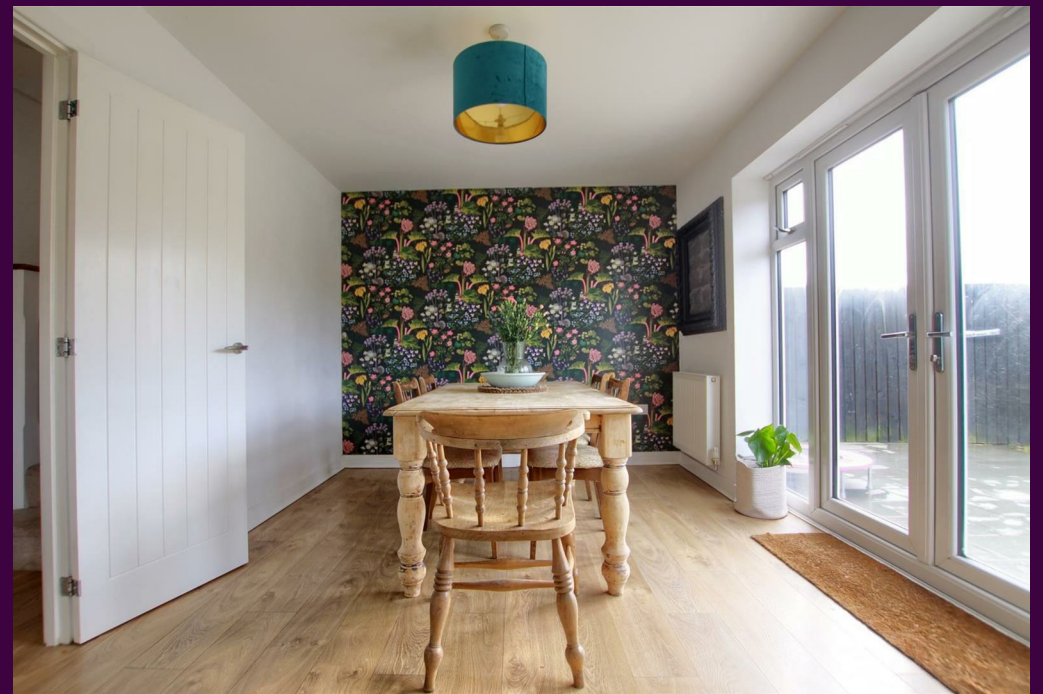


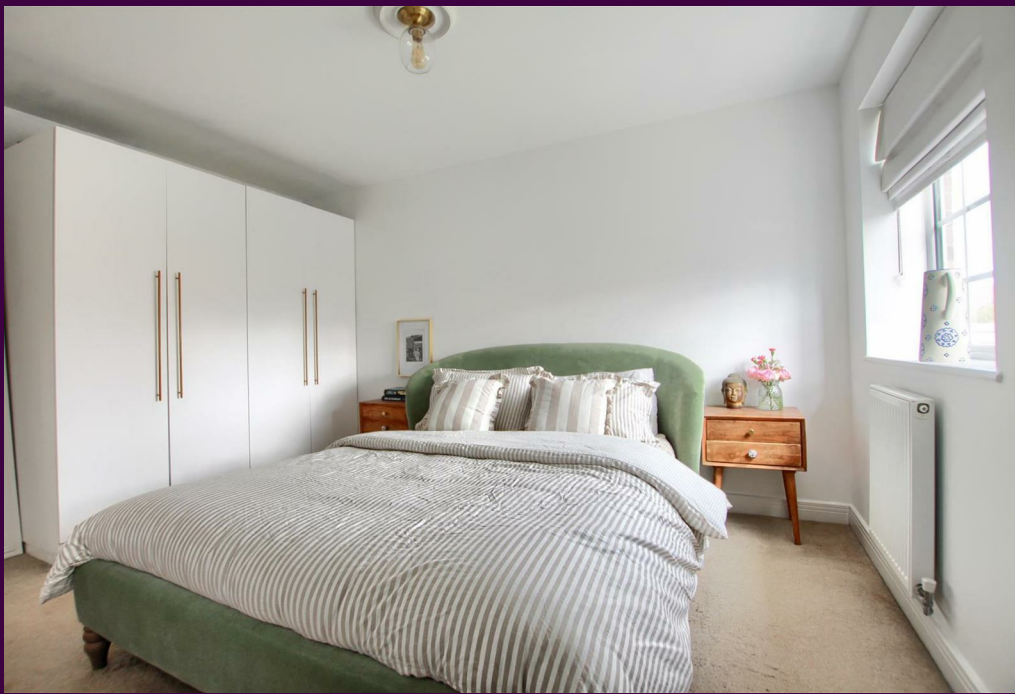
Breton Drive, Ingleby Barwick



£240,000

**IH** INGLEBY HOMES





Built by 'Bellway' to the especially spacious, and very popular 'Peony' design, delivering modern and impressive accommodation, which in this case has been further enhanced by a professional garage conversion, helping deliver an extra, generous reception room, or fourth bedroom - early viewing is essential.

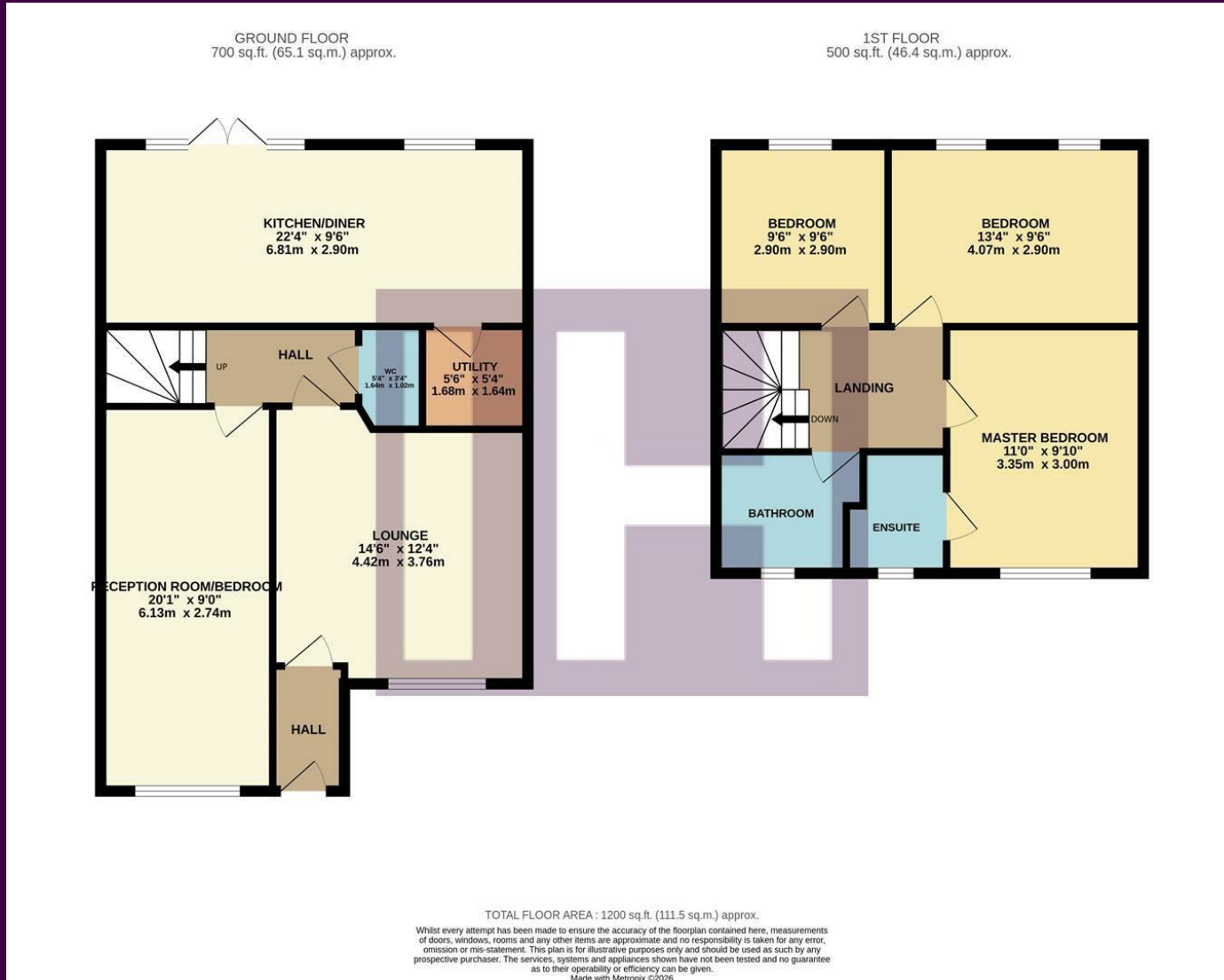
Situated on this sought-after development on the outskirts of Ingleby Barwick, accessed from Low Lane, with fabulous nearby amenities and schooling.

The internal accommodation comprises an entrance hall, generous lounge, inner hall, cloakroom/WC, and impressive open-plan kitchen/diner/family space with utility off, and the afore mentioned garage conversion on the ground floor. The first floor brings three generous bedrooms - a notable feature of this design, 'Master' with modern ensuite, and separate family bathroom.

A double width front drive allows off-road parking, passing the front garden, whilst the rear garden is fully fence enclosed with large re-laid patio and lawn, enjoying an open rear outlook.

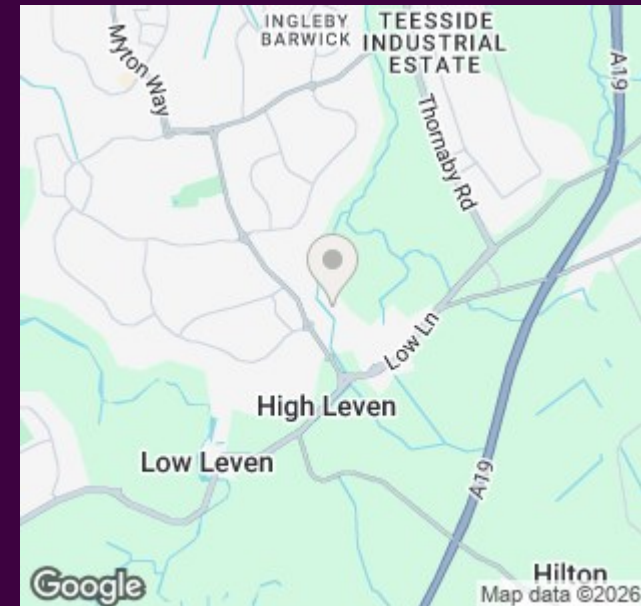


# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		95	(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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

# The Location



Council Tax Band:  
Tenure:

D  
Freehold



- Popular 'Peony' design by Bellway Homes
- Enhanced by professional garage conversion
- Impressive open-plan kitchen/diner, utility off
- Double-width drive and enclosed rear garden
- Three first floor bedrooms, 'Master' with ensuite
- Viewing advised