

Baron Close, Acklam



Asking Price £275,000

**IH** INGLEBY HOMES





Built by 'Bellway' to this especially generous design, delivering well-planned, and spacious accommodation over two levels, whilst occupying a lovely 'tucked-away' cul-de-sac position, early viewing is advised when it comes to this sensibly priced property.

Features include a large, independent lounge, separate open-plan kitchen/diner and family room to the ground floor, whilst two of the generous bedrooms enjoy ensuite shower rooms. The rear garden has been carefully designed to provide a natural feel, with pond, and separate zones with different areas to enjoy.

Briefly, the accommodation comprises an entrance hall, cloakroom/WC, spacious lounge, modern kitchen/diner with utility off and open-plan family room to the ground floor. The first floor brings four great bedrooms, the large 'Master' with ensuite, a feature repeated in bedroom two, and separate, modern family bathroom.

A drive to the front allows off-road parking for two cars, and approaches the integral garage.



# The Layout

GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq.ft. (134.7 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B	83		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: E  
Tenure: Freehold



- Built by 'Bellway' to this large and impressive design
- Sensibly priced and available with 'No Forward Chain'
- Cul-de-sac position within the favoured 'Stainsby Hall Farm' development
- Spacious lounge, kitchen/diner, and separate family room
- Four bedrooms, two ensuite, separate family bathroom