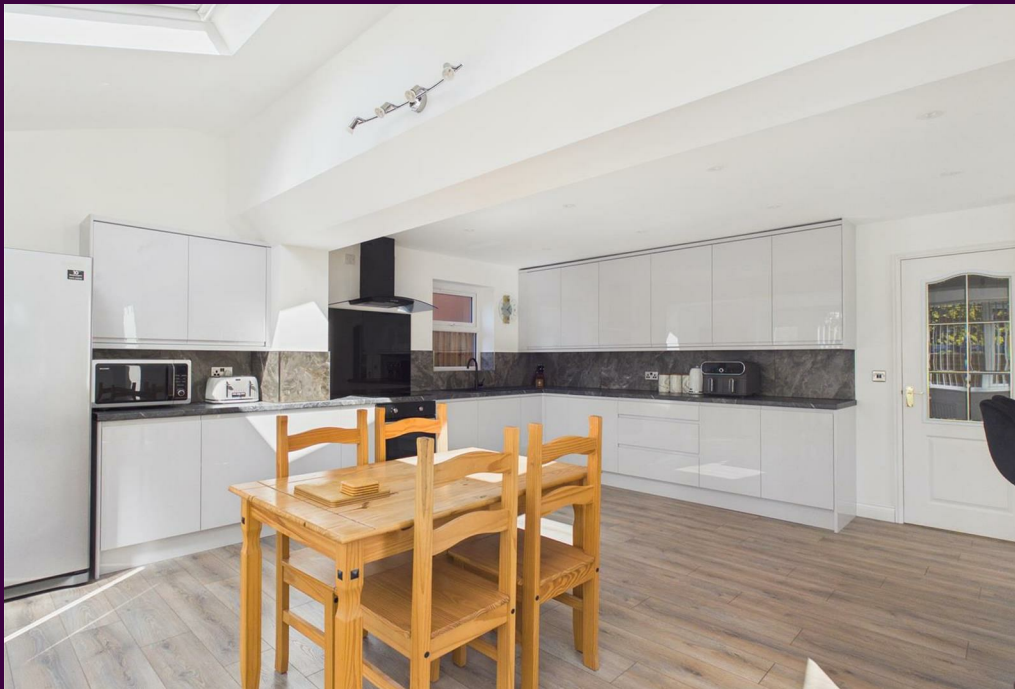
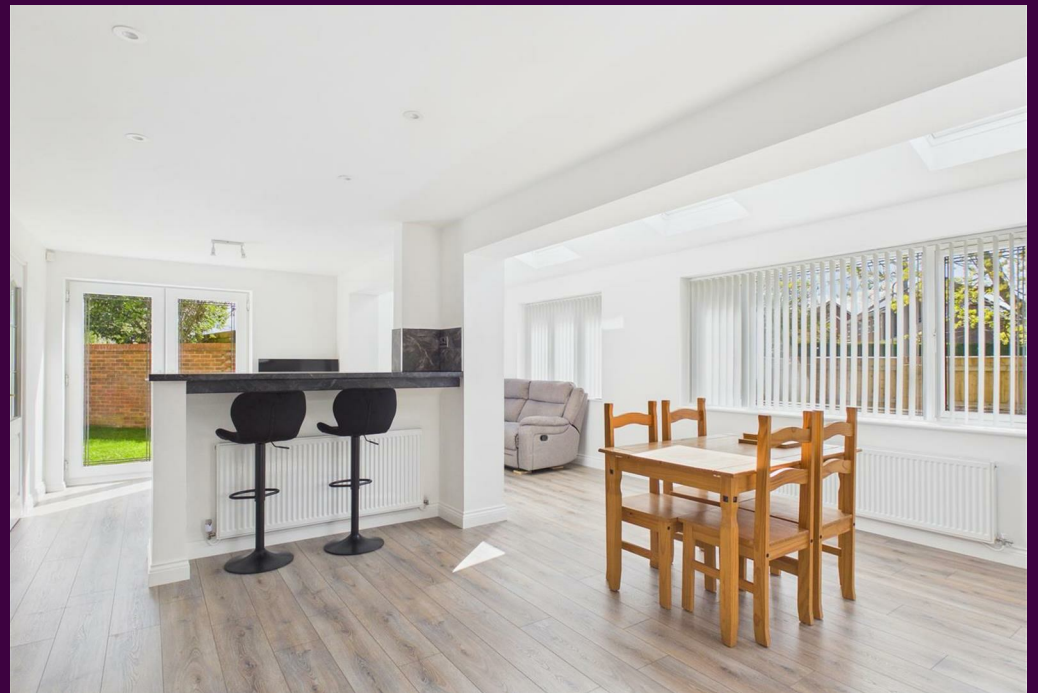


St. Brides Court, Ingleby Barwick



£319,950

IH INGLEBY HOMES





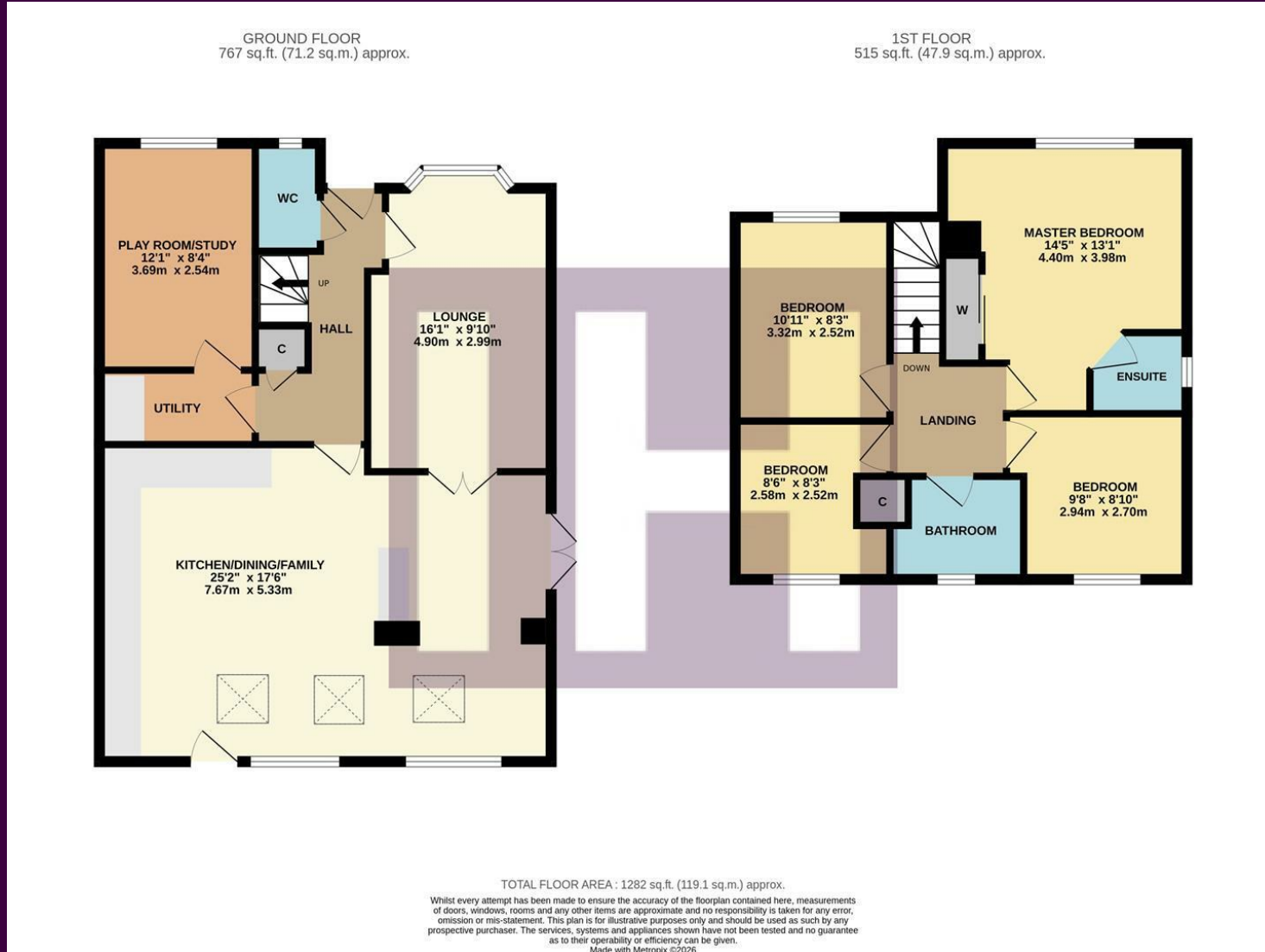
Enjoying an enviable cul-de-sac position with this favoured 'Round Hill' area of Ingleby Barwick, whilst boasting a generous, 'wrap-around' side and rear garden, increased in size following an additional land purchase, and newly re-fenced. Currently providing immaculate lawns but could easily accommodate more parking along-side with the access measuring 3.7m, and continuing 8m deep, ideal for the caravan or motorhome. A double width front drive allows off-road parking, where internal wiring is already in-place to cater for an EV charge point, with the lawned front garden along side.



Internally, a well-executed garage conversion has helped deliver a further study/play room, with utility behind, whilst a stunning, full-width, rear ground floor extension with internal remodelling has brought a fabulous, open-plan kitchen/dining/living space, complete with brand-new fitted kitchen, breakfast bar, 'French' doors to the side garden, and impressive vaulted ceiling feature with three Velux windows.

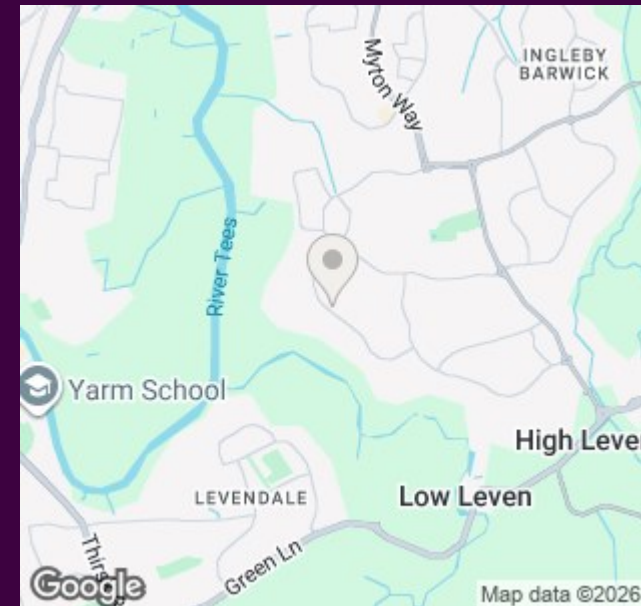
Brought to a terrific standard throughout, and turn-key ready, the ground floor accommodation now briefly comprises an entrance hall, cloakroom/WC, bay-fronted lounge with double-doors to the afore mentioned kitchen/dining/living space, utility and study/play room. The first floor brings four bedrooms, the spacious 'Master' complete with fitted sliding robes, and attractive ensuite, coordinated separate family bathroom.

The Layout



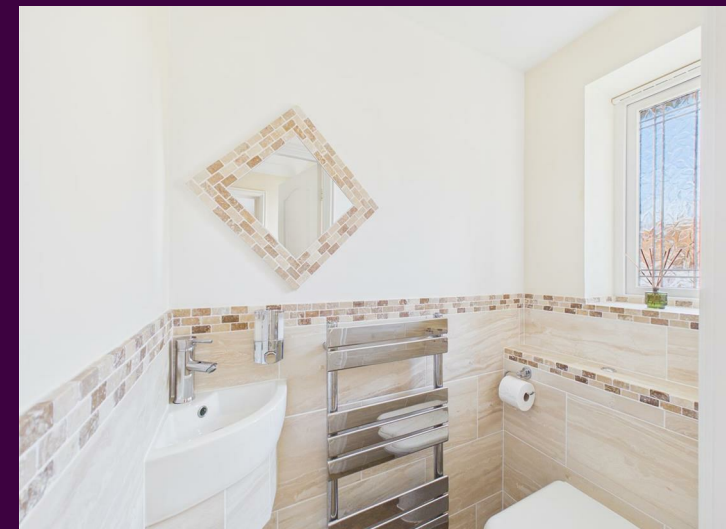
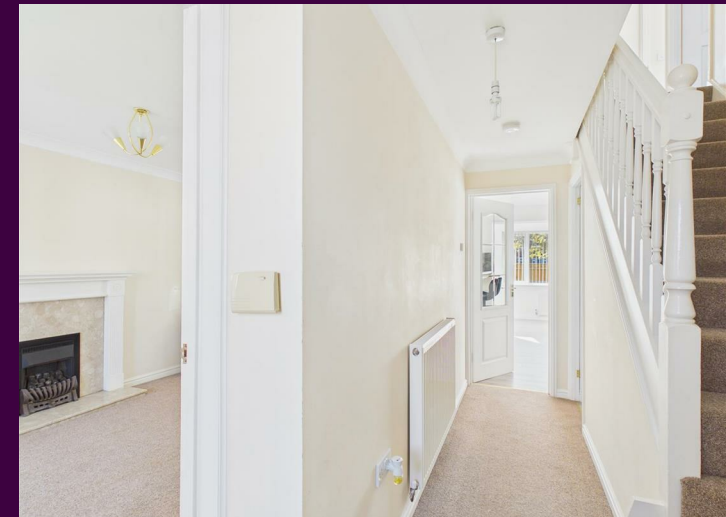
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	
		77	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The Location



Council Tax Band:
Tenure:

D
Freehold



- Extended, remodelled, and very much upgraded
- Wrap-around side and rear gardens following additional land purchase
- Stunning open-plan kitchen/diner family space, with stylish refitted kitchen
- Vaulted ceiling extension transforming the accommodation
- Spacious lounge, separate study/playroom and utility provided by garage conversion
- Master bedroom with fitted robes and ensuite
- Viewing essential



www.ingleby-homes.co.uk
01642 671025