

Goosepool Way, Middleton St. George



£340,000

IH INGLEBY HOMES



**IH INGLEBY HOMES**



Sitting on a lovely corner position within this very desirable village location, this handsome four bedroom property is deceptively spacious, stylish and packed with quality.

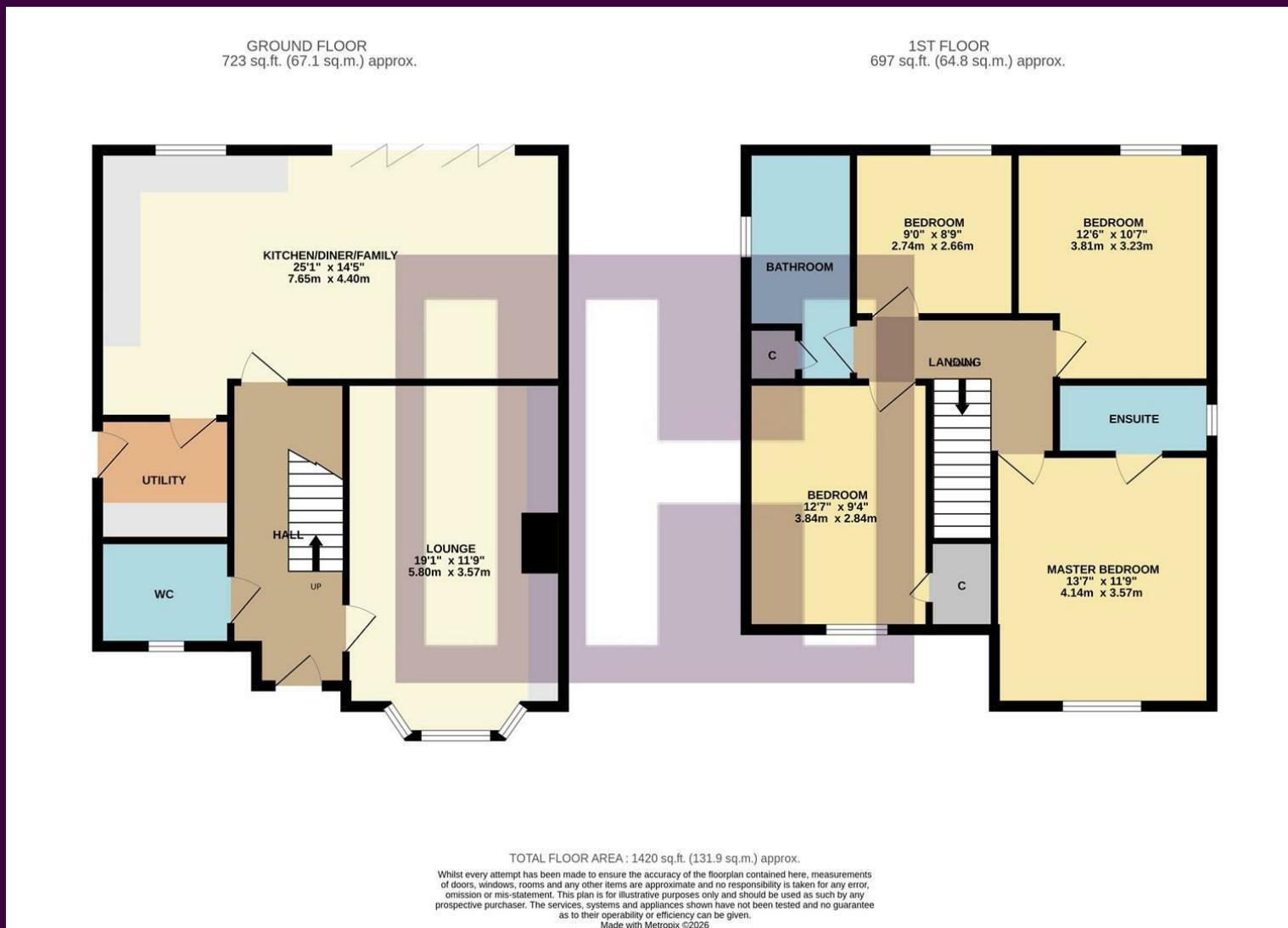
Immaculately presented, features such as the solid oak internal doors, solid wood floorings, stunning open-plan kitchen/diner/family space, fitted window shutter/blinds, and stylish bathroom being features worthy of special mention.

Very briefly, the accommodation comprises a welcoming entrance hall, quality cloakroom/WC, a large independent lounge with feature fireplace and wood burner, along with bespoke built-in cabinets, superb open-plan kitchen/diner with bi-fold doors to the attractive gardens and built-in appliances, and utility to the ground floor.

The first floor delivering four good bedrooms, the spacious 'Master' with ensuite, and separate family bathroom.

The rear garden is fully fence enclosed with enlarged patio and well-tended lawn, whilst a drive and garage nestle behind, complimented by the established front garden with planting and path to entrance. Viewing essential.

# The Layout



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

## The Location



Council Tax Band:  
E  
Tenure:  
Freehold



- A fabulous example of its kind, bursting with quality
- Impressive and generous kitchen/dining/family space with feature bi-folds
- Independent lounge with feature wood-burner and bespoke built-in cabinets
- Quality solid-wood flooring
- Stylish bathrooms
- Desirable village location



[www.ingleby-homes.co.uk](http://www.ingleby-homes.co.uk)  
01642 671025

**IH** INGLEBY HOMES