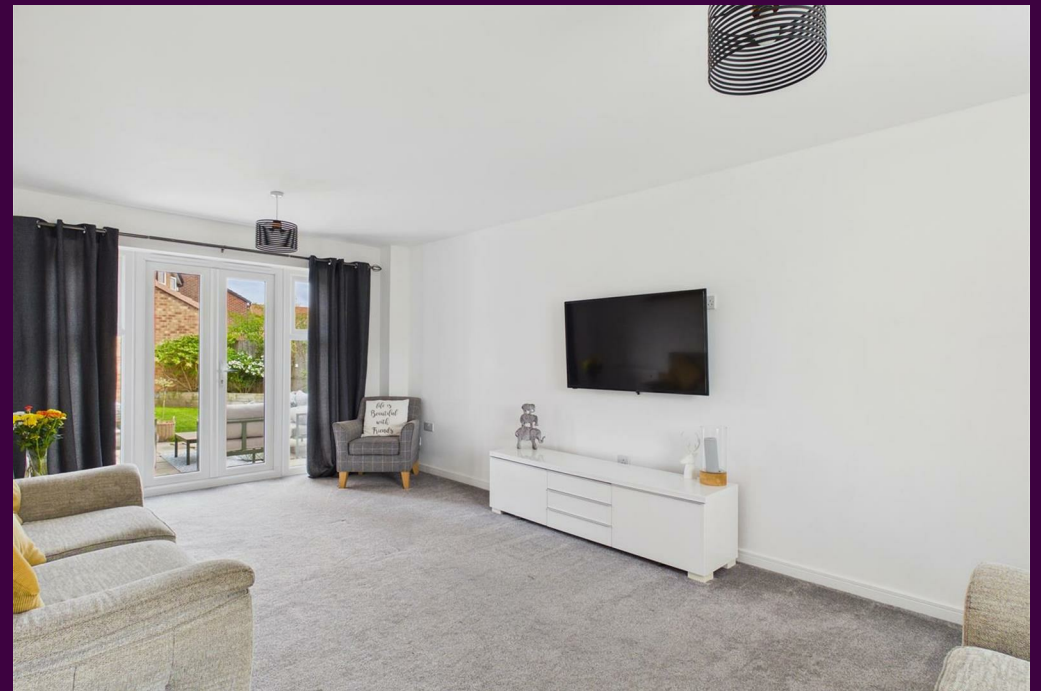


Hadar Road, Queensgate



£325,000

IH INGLEBY HOMES





Located within the popular Queensgate development and occupying an enviable, generous corner plot, this attractive, double fronted home offers spacious accommodation and is well suited for family living.

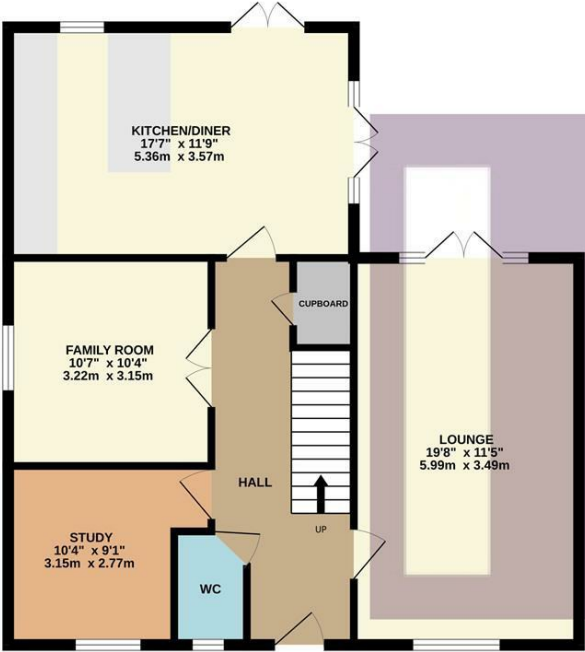
With convenient access to the A66 motorway, Yarm and Stockton, accommodation comprises: A large welcoming entrance hallway complete with a W/C, full depth lounge that features French patio doors that open out to the rear garden, study, playroom/dining room and a generous kitchen/diner which features two sets of French doors which open out to the rear garden. The kitchen includes a range of shaker style base / wall units, integrated cookware, an integrated fridge/freezer, dishwasher and washing machine. To the first floor, there is a modern family bathroom and a total of four double bedrooms. Bedroom two features an ensuite shower room, whilst the spacious principal bedroom features a dressing area and a shower room.



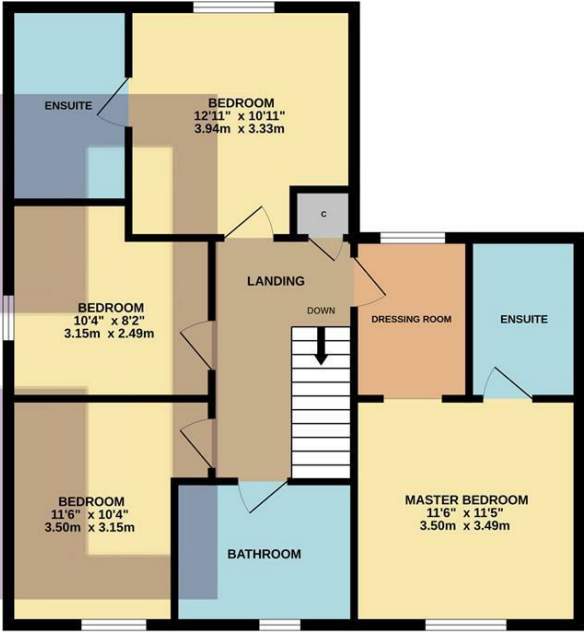
Externally, a double width driveway sits to the side of the property and leads to the detached double garage. The front gardens are laid to lawn, enclosed with railings. The large rear garden is mainly laid to lawn with planted borders and a paved patio area provides an ideal space to entertain friends and family!

The Layout

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

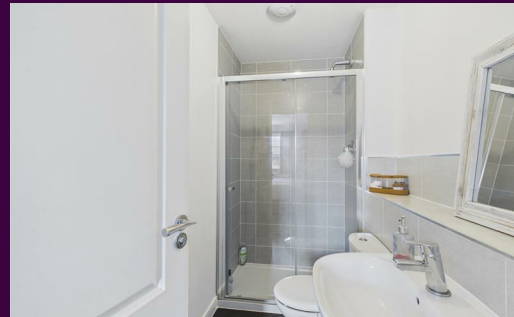
The Location



Council Tax Band: E
Tenure: Freehold



- Over 1500sq.ft. of impressive living space
- Four generous bedrooms, two ensuite and 'Master' with dressing room
- Envious corner plot with attractive gardens and detached double garage
- Full depth lounge, separate impressive kitchen/diner, study and play room/dining room
- Superb kitchen with peninsular island and range of appliance's
- Great condition and 'ready to move in to' - early viewing advised



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