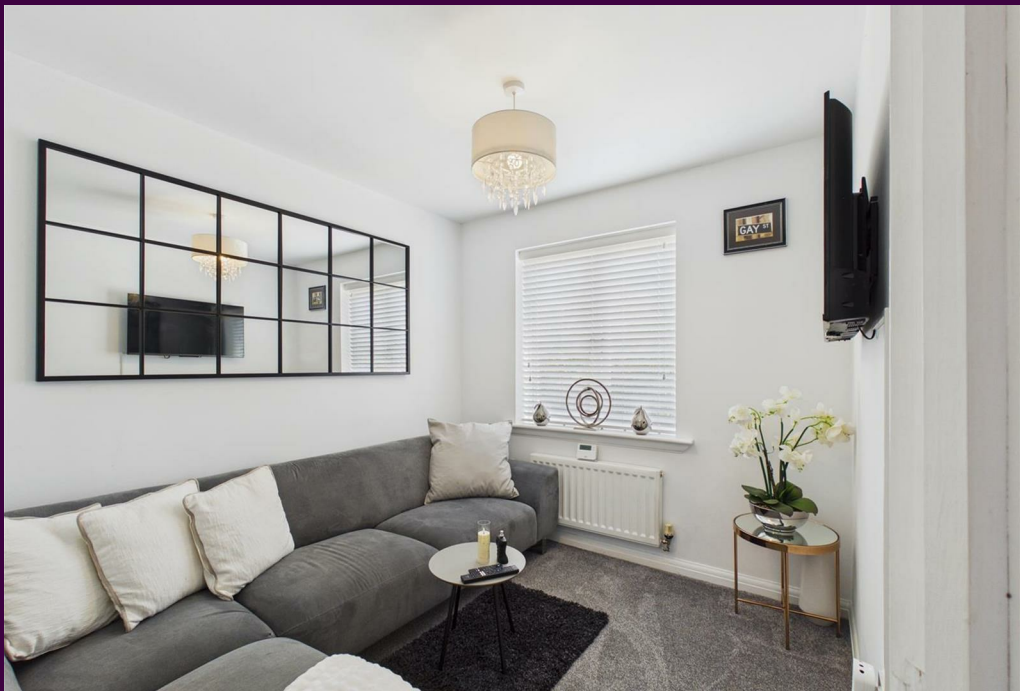
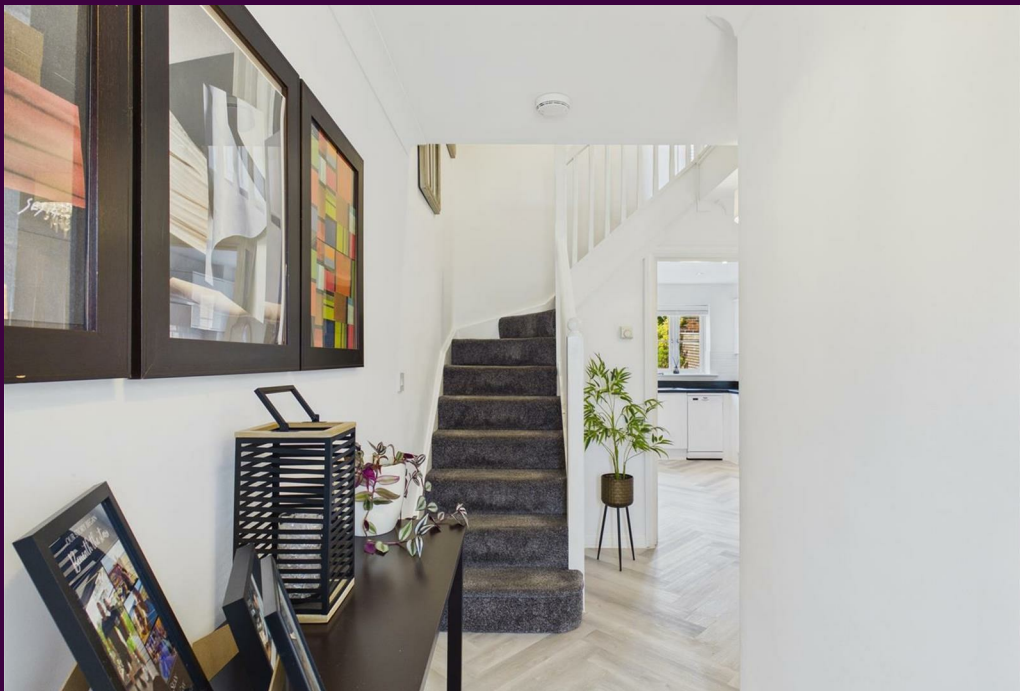


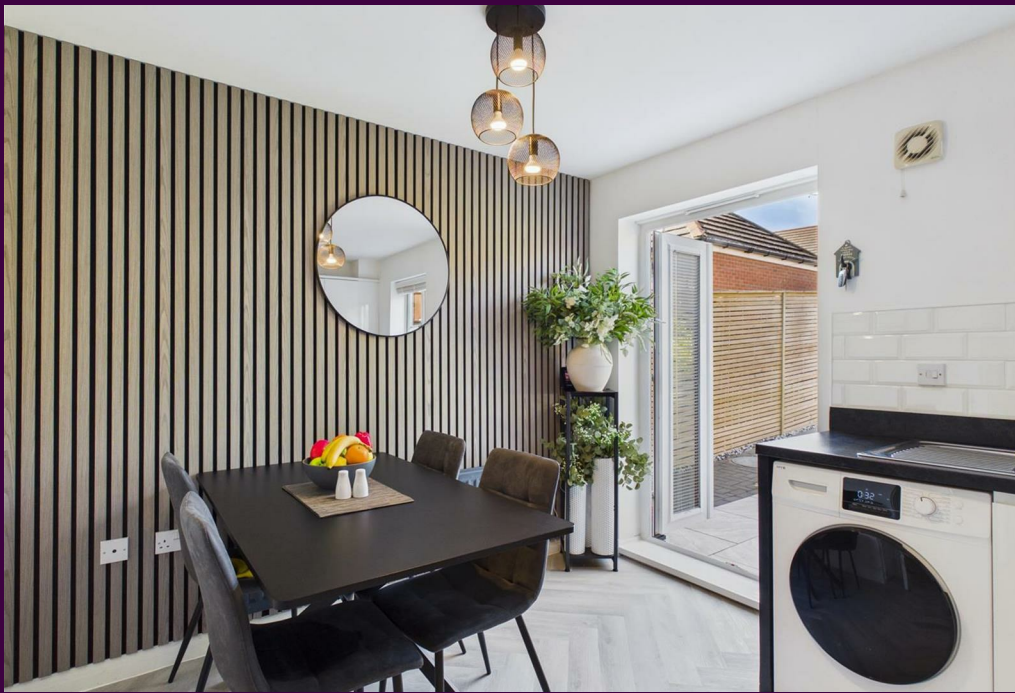
Water Avens Way,



£190,000

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Stylish, modern and very impressive - this really is an outstanding example of its kind. Early viewing is strongly advised.

The well-planned and spacious accommodation is brought over three fantastic levels, all brought to a great standard. Briefly comprising an entrance hall, snug/study, cloakroom/WC and open-plan kitchen/diner to the ground floor, with 'French' doors to the landscaped garden and patio.

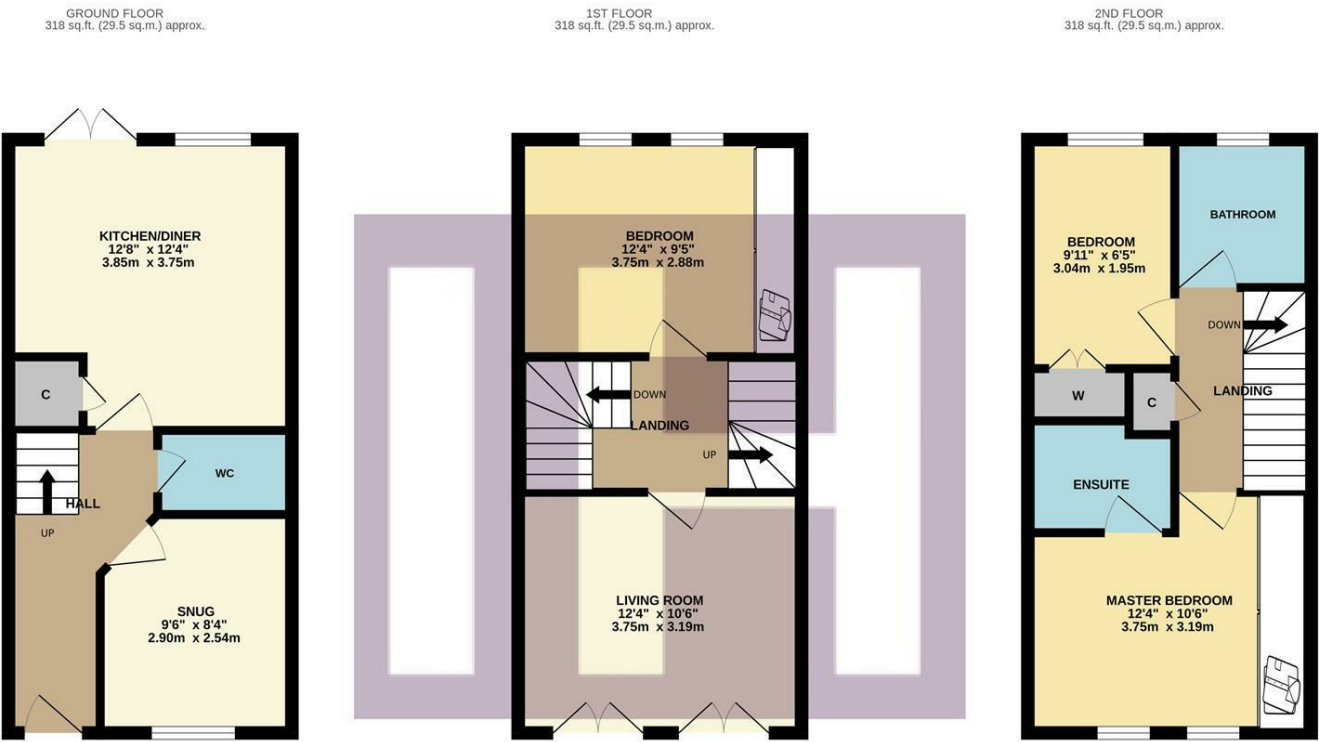
The first floor brings the main living room, with two sets of 'French' doors boasting views toward, and over a nature reserve and River Tees, you will also find bedroom two sitting behind, with fitted robes.

The 'Master' bedroom sits on the second floor, also enjoying the stunning views and with fitted robes, whilst benefitting from an ensuite. The second floor also delivers a further third bedroom and the family bathroom.

The enclosed, westerly garden is landscaped and brings a modern near-end patio, block paved path and astro-turf lawn, with a drive and single garage behind.



The Layout



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	75	(92 plus) A	87
(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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

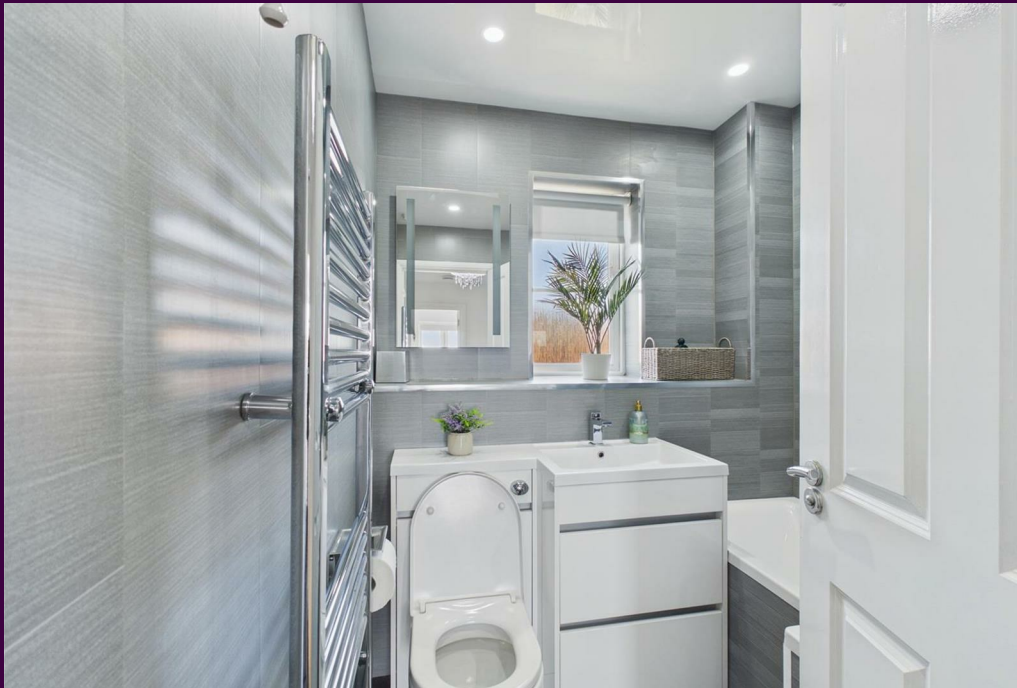
The Location



Council Tax Band: D
Tenure: Freehold



- Spacious accommodation over three levels
- Stunning views over nature reserve and River Tees
- Impressive and stylishly delivered throughout
- Landscaped, westerly rear garden, garage
- Modern kitchen/diner, spacious first floor lounge
- All bedroom include fitted robes, 'Master' with ensuite



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