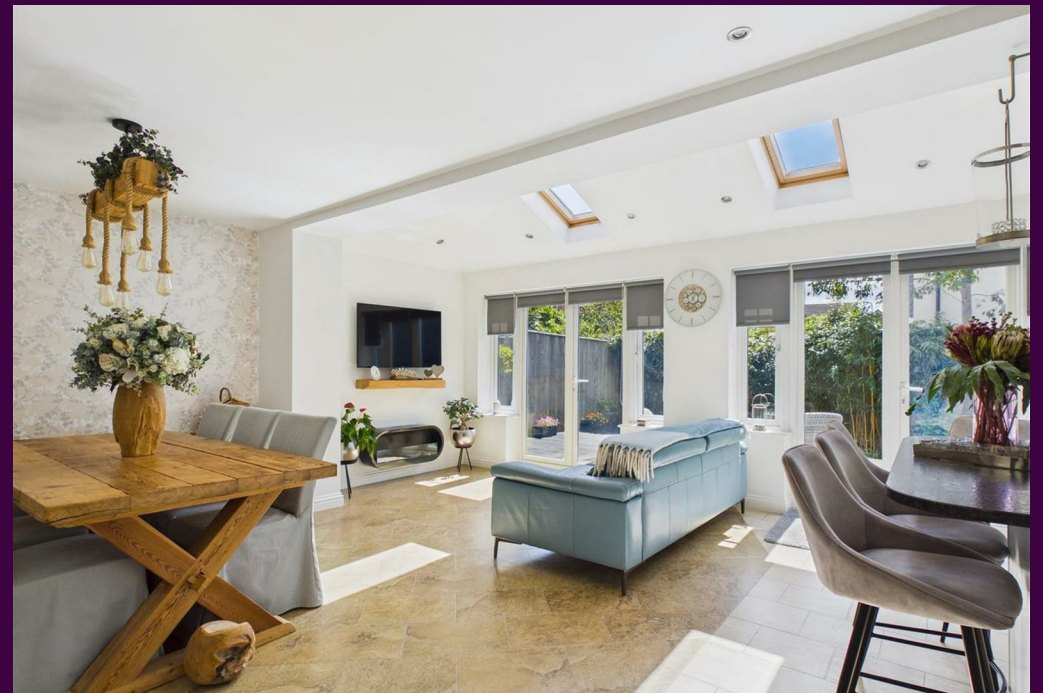


Nevern Crescent, Ingleby Barwick



£459,995

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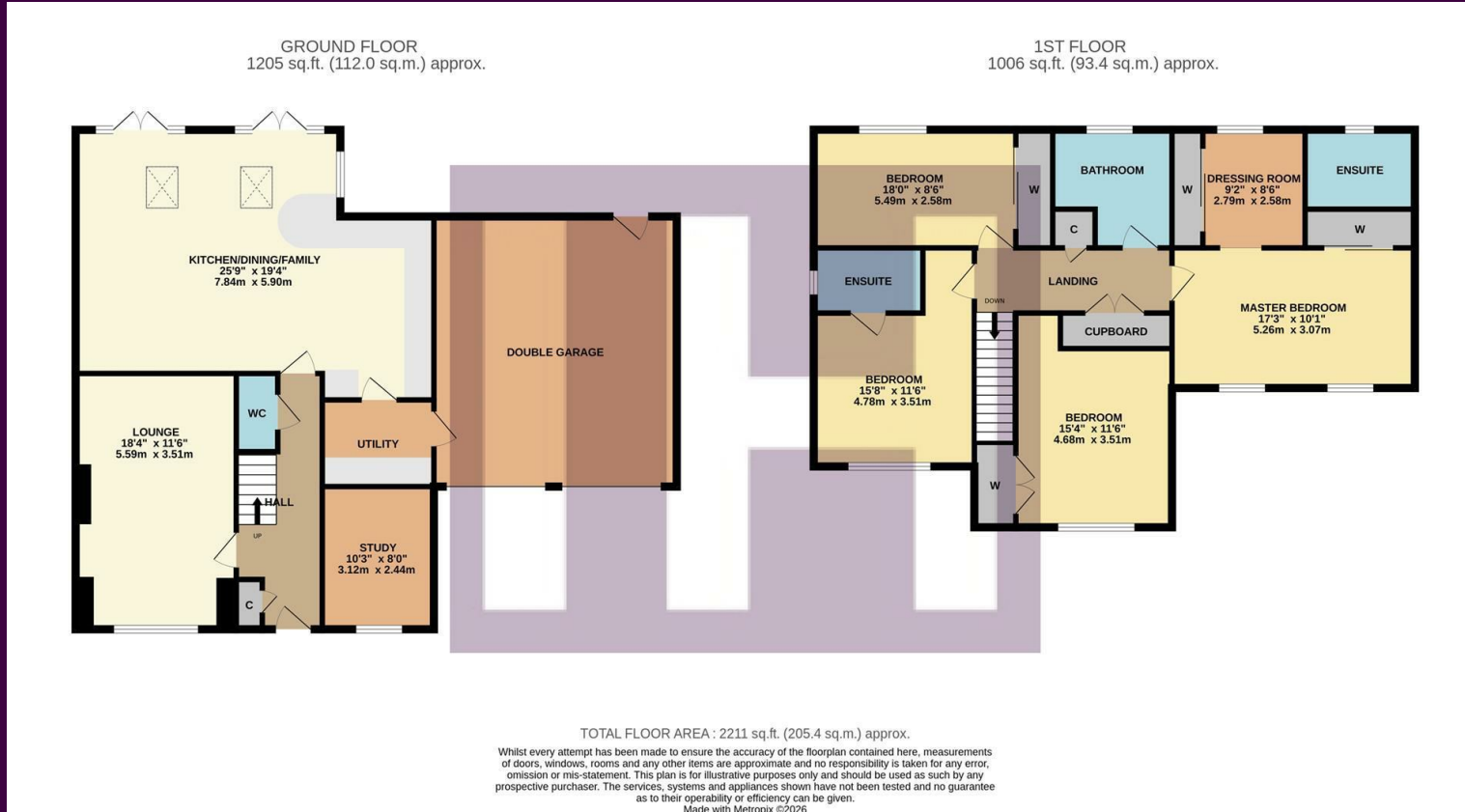
Built to this larger 'executive' style, one of only two of its type locally, and since further extended, remodelled and very much upgraded - this outstanding property is sure to prove popular.

Brought to a terrific standard throughout, with the stunning open-plan kitchen/dining/family space being the 'hub' of the home. A fabulous area that has benefited from a professionally executed rear extension, and helping deliver a living space that is sure to impress. bringing together the quality kitchen with quartz surfaces and breakfast bar, 'Range' cooker, and 'Quooker' boiling water tap - to the spacious dining area and rear 'Vaulted' ceiling living space, with two sets of 'French' doors to the garden. A coordinated utility is off, providing internal access to the double garage, with replaced electric doors, and rear door to the garden.

The ground floor also delivers a welcoming entrance hall, with 'Amtico' flooring - a feature repeated in much of the property, refitted cloakroom/WC, a generous independent lounge and sperate study/play room. The first floor provides four impressively generous double bedrooms, three with fitted sliding robes, one being the superb 'Master' which also enjoys a dressing room with further robes, and refitted ensuite. A further refitted ensuite benefits bedroom two, whilst the separate family bathroom is brought to a standard of which by now, you will have come to expect.

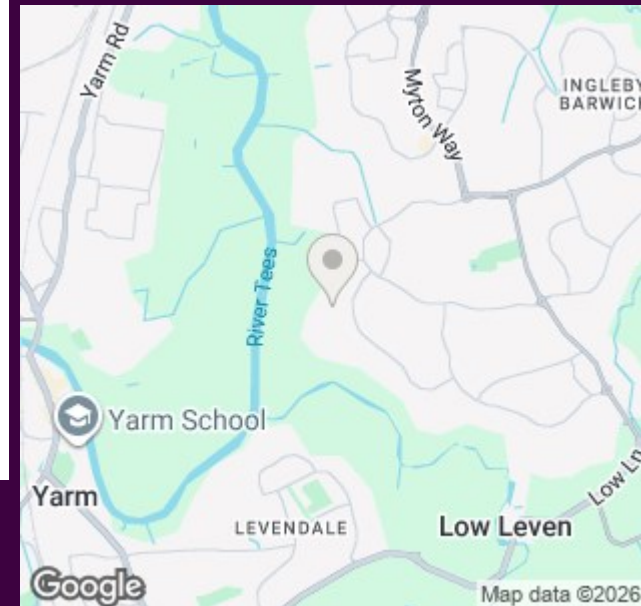
A lawned front garden is well-tended with mature tree, sitting alongside the extensive block-paved rive that approaches the side double garage. Complimented by the attractive rear garden, with modern composite deck with built-in lighting, lawn, established greenery and fantastic BBQ House. (Artic Cabin). Ingleby Homes recommended.

The Layout



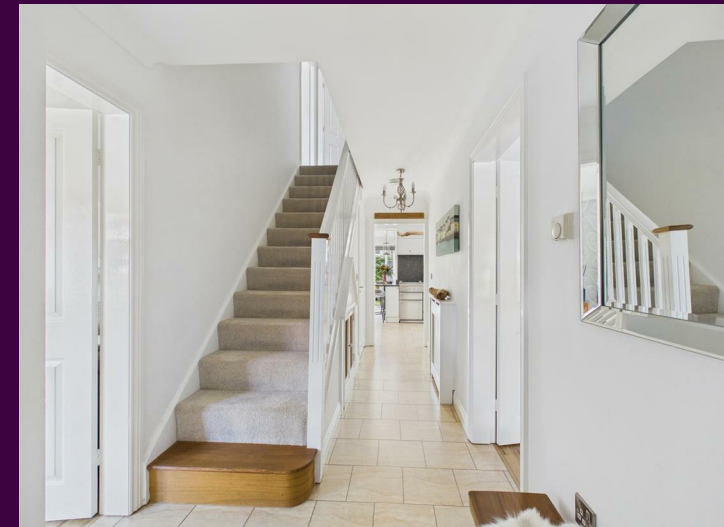
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (92 plus)		Very environmentally friendly - lower CO ₂ emissions	
B (81-91)		A (92 plus)	
C (69-80)		B (81-91)	
D (55-68)		C (69-80)	
E (39-54)		D (55-68)	
F (21-38)		E (39-54)	
G (1-20)		F (21-38)	
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

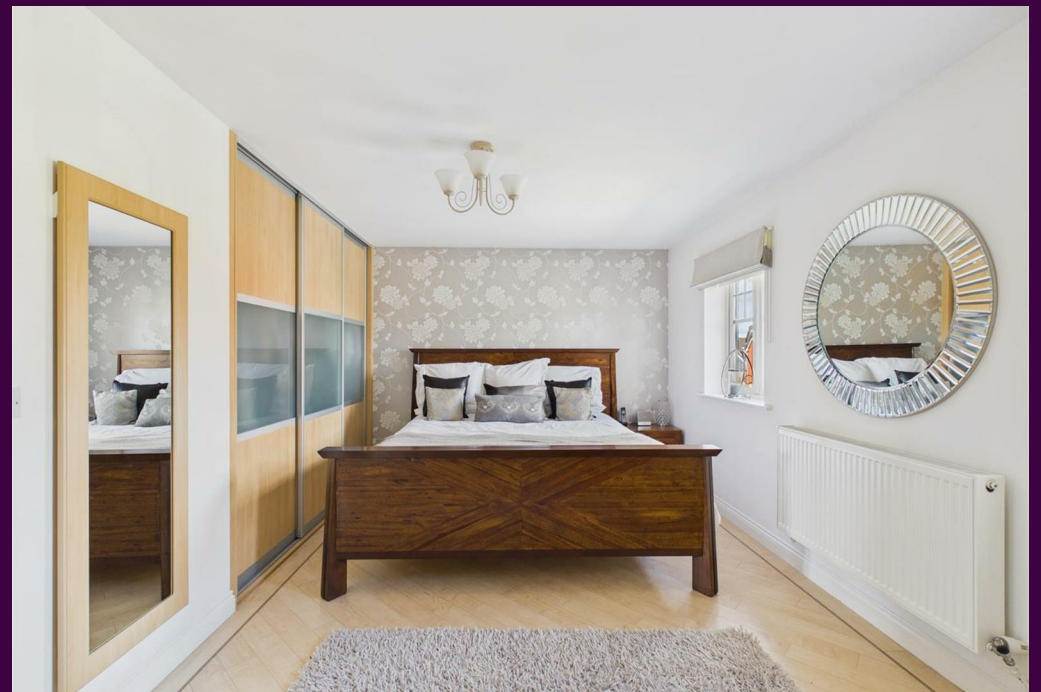


Council Tax Band:
Tenure:

F
Freehold



- An especially generous, four double-bedroom 'Bellway' design
- One of only two of its type locally
- Extended and remodelled ground floor, featuring a stunning kitchen/dining/family space
- Desirable 'Ingleby Barwick' location
- Southerly rear garden with 'Artic Cabin' BBQ Pod
- Front garden, extensive block-paved drive and double garage
- Impressive 'Master' suite of large bedroom, dressing room and ensuite
- Stylish upgraded bathrooms throughout



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