

Rochester Court, Ingleby Barwick



£185,000

IH INGLEBY HOMES





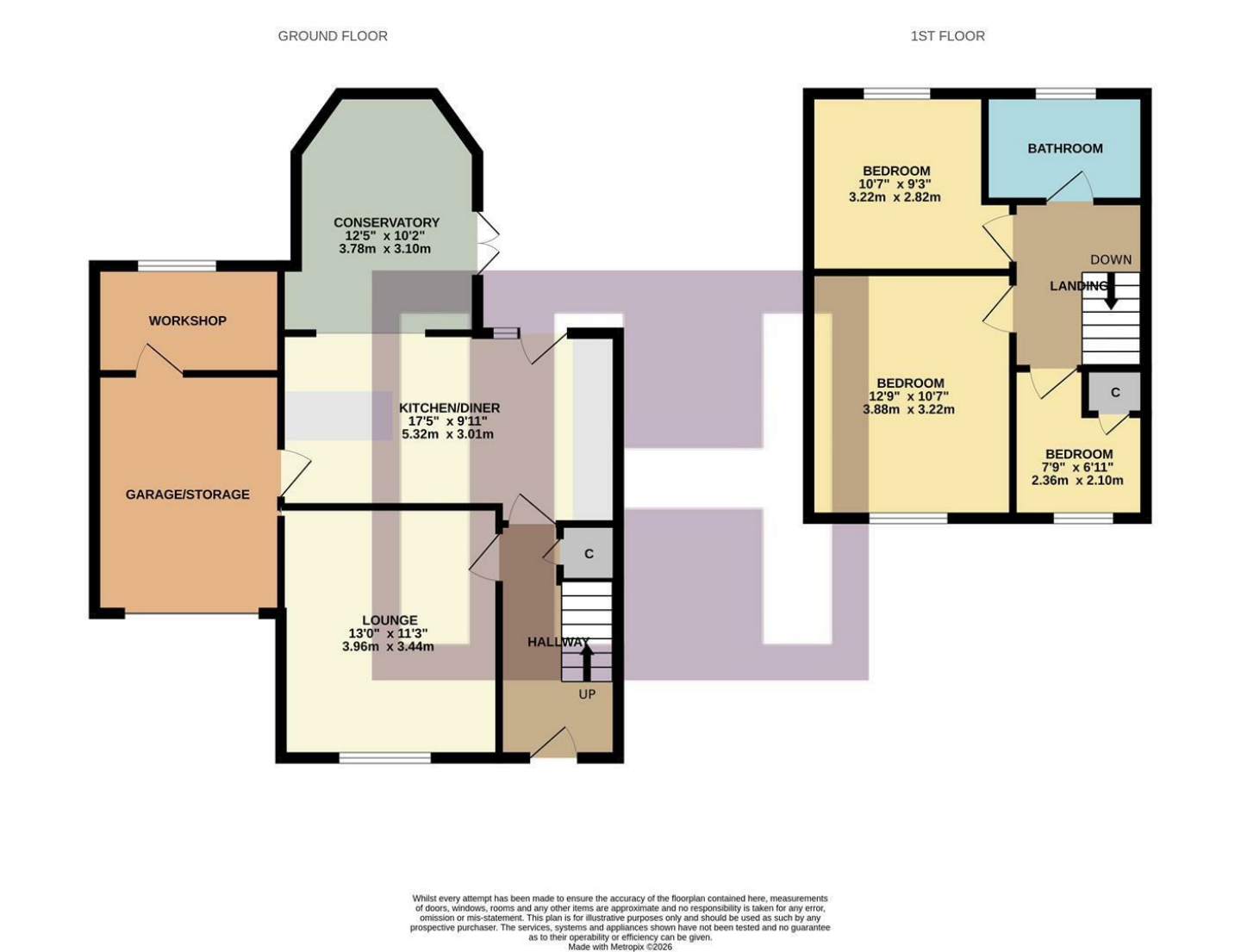
This attractive three bedroom property is perfectly situated for local schooling, whilst enjoying a pleasant cul-de-sac position, undoubtedly features that will prove attractive to younger family's.

Modern and impressive, the ground floor is significantly enhanced with the addition of a large roofed conservatory, being open plan to the open-plan fitted kitchen diner with built in breakfast bar/work station. Whilst the ground floor also brings a separate independent lounge. The first floor delivers three bedrooms, and the modern refitted family bathroom.



A side drive passes the lawed front garden, allowing off-road parking and approaching the side garage with an adjoining workshop/laundry. The rear garden is fully fence enclosed, with deck and lawn, whilst enjoying a private rear outlook.

The Layout



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			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- Cuk-de-sac position, ideally located for 'highly regarded' schooling
- Rear roofed conservatory enhancing the living space
- Impressive open-plan kitchen/diner
- Spacious independent lounge
- Modern, refitted family bathroom
- Enclosed rear garden with private outlook, drive and side garage



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