

# Talbenny Grove, Ingleby Barwick



Asking Price £265,000





This four bedroom detached home is situated within the very popular 'Round Hill' area of Ingleby Barwick, ideally positioned for 'highly thought of' schooling and fantastic amenities.

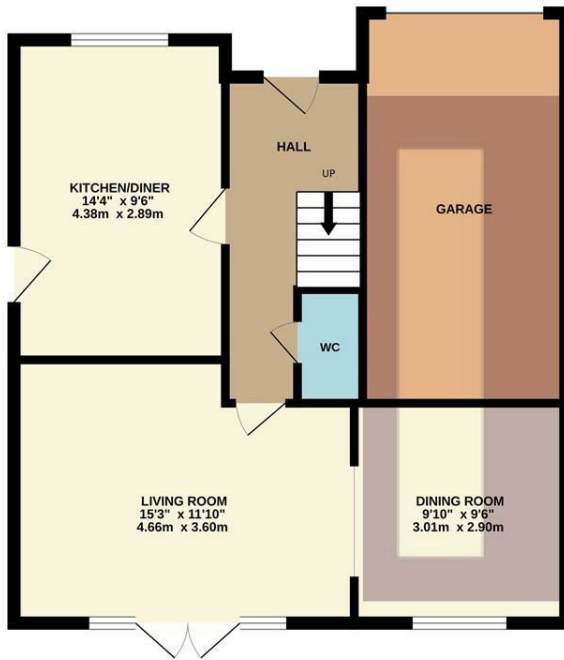
Attractive throughout and well-presented, the internal accommodation very briefly comprises an entrance hall, cloakroom/WC, front facing kitchen/diner with built-in breakfast bar, rear living room with 'French' doors to the lovely garden, and open-plan dining room alongside to the ground floor. The first floor brings four good bedrooms, three with fitted robes - one being the 'Master' with additional built-in dresser and modern updated ensuite, separate family bathroom.



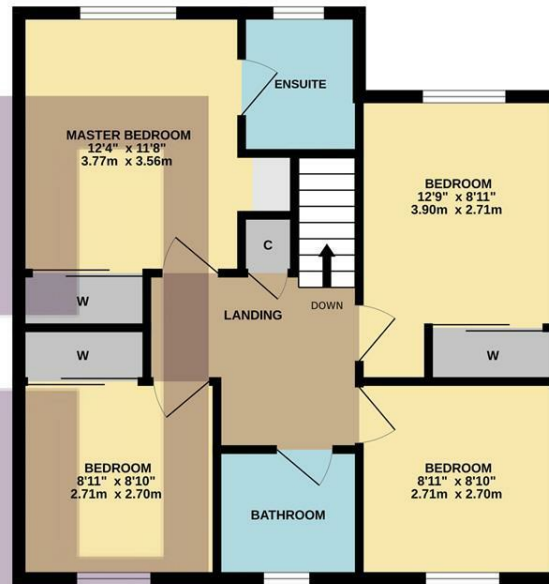
A double-width drive to the front allows ample off-road parking and approaches the integral garage, passing the well-tended front garden being laid mainly to lawn. Complimented by the rear garden, which brings a near-end patio, further generous raised patio to the rear corner, shaped lawn, gravelled paths and established borders housing a variety of greenery and planting.

# The Layout

GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		70			79
England & Wales		EU Directive 2002/91/EC		England & Wales	

# The Location



Council Tax Band:  
Tenure:

D  
Freehold



- An attractive four bedroom detached family home
- Favoured 'Round Hill' area within Ingleby Barwick
- Separate kitchen/breakfast room, lounge and dining room
- 'Master' bedroom with ensuite and robes
- Further robes to bedrooms two and three
- Lovely gardens, drive and garage



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