

Hilston Close, Ingleby Barwick



£289,995

**IH** INGLEBY HOMES





Enjoying a corner position within this attractive cul-de-sac, situated within the favoured 'Broom Hill' area of Ingleby Barwick, and ideally positioned for fantastic local amenities and schooling.

Much improved and modern throughout, features such as the impressive refitted kitchen, and stylish refitted shower room are worthy of special mention, whilst a substantial rear conservatory significantly enhances the living space.

Very briefly, the accommodation comprises an entrance hall, spacious independent lounge, impressive refitted kitchen, separate dining room and rear conservatory to the ground floor. The first floor delivers four great bedrooms, 'Master' with ensuite, and separate refitted shower room.

The corner plot enjoys an enclosed rear garden, laid mainly to lawn and fence enclosed, boasting a south/westerly aspect. A front garden is lawned, and hedge boarded, along aide the double width drive that approaches the integral garage.

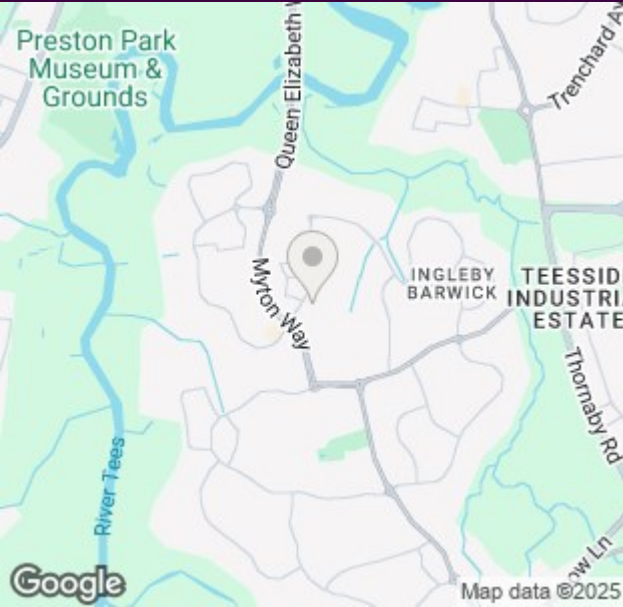


# The Layout



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (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 |         |           |                                                |         |           |
|                                             | 78      | 87        |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |

# The Location



Council Tax Band: D  
Tenure: Freehold



- Attractive corner position within favoured 'Broom Hill' location
- Much improved with the impressive kitchen worthy of special mention
- Four great bedrooms, 'Master' with ensuite
- Stylish refitted shower room
- Independent lounge, sperate dining room and large rear conservatory
- Viewing advised



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