

Harebell Close, Ingleby Barwick



£259,995

IH INGLEBY HOMES





Sitting in an enviable position at the head of this attractive Lowfields cul-de-sac, this impressive three bedroom detached property delivers much more than immediately meets the eye.

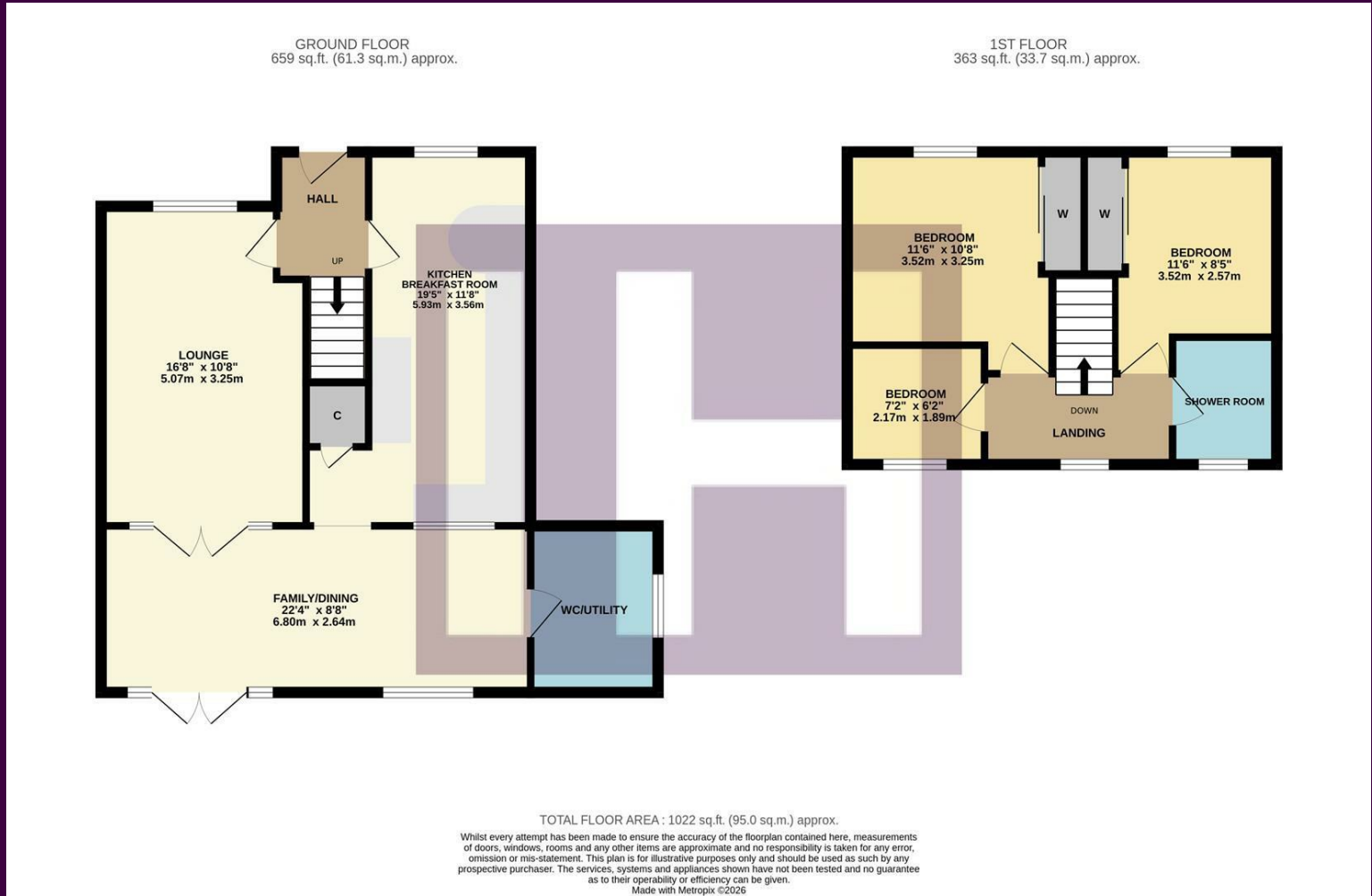
A ground floor extension has been expertly executed and now brings a 20ft plus open-plan dining family space, with spacious utility/WC off. A versatile space that brings a flow to the ground floor, adjoining the attractive lounge with double opening doors, and the kitchen with an open doorway, and with 'French' doors accessing the rear garden and patio.

The quality is as impressive as the space, the superb kitchen typifies this and boasts a range of quality cabinets with built-in appliances and granite surfaces and breakfast bar, designed and fitted by Courts. The refitted shower room on the first was also supplied and fitted by Courts.

The accommodation throughout is brought to a high standard, whilst neutrally, and attractively presented, briefly comprising an entrance hall, lounge with recessed electric fire in the chimney - which was built especially to accommodate an open-fire if required, the open-plan dining family space, fitted kitchen/breakfast room and utility to the ground floor. The first floor brings three bedrooms, two with quality fitted robes, and the afore mentioned shower room.

A lengthy block-paved drive allows ample off-road parking, and approaches the detached garage - passing the immaculately maintained front garden with lawn and path to entrance, enclosed in mature hedging forming a natural green barrier. Complimented by the generous south-westerly rear garden which enjoys a great deal of privacy, with large re-laid patio wrapping across the rear and side, timber shed, greenhouse, lawns and borders which house a variety of plating, greenery and flowers.

The Layout



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			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location

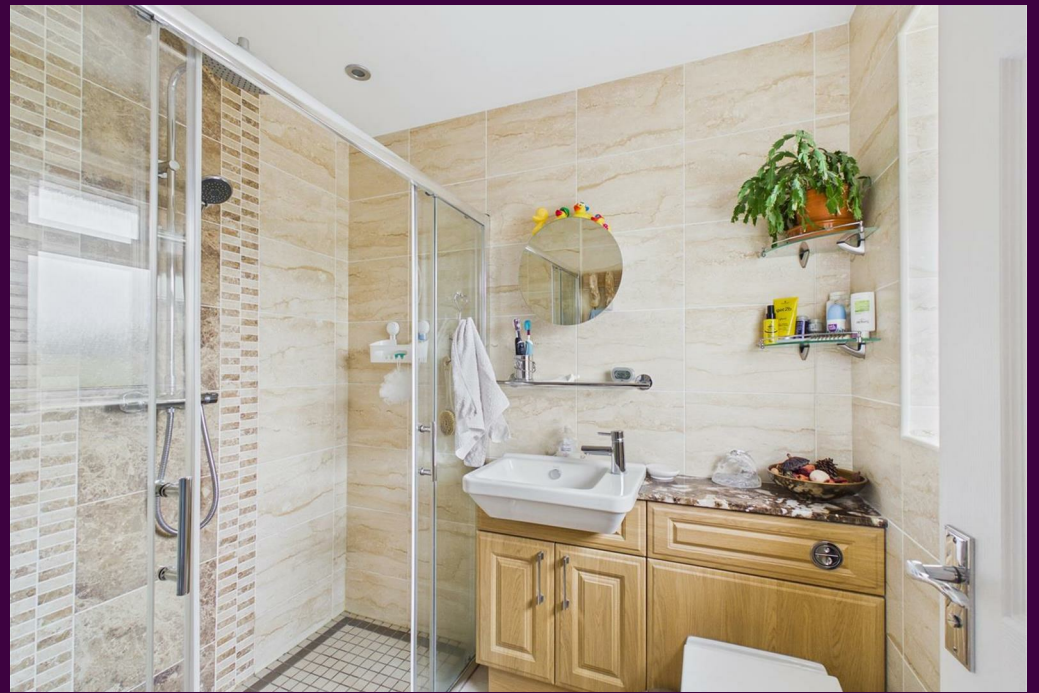


Council Tax Band:
Tenure:

C
Freehold



- An outstanding three bedroom detached property
- Significantly extended and very much improved
- Lovely 'head of cul-de-sac' position within favoured Lowfield's location
- Quality refitted 'Courts' kitchen with granite surfaces
- Quality refitted 'Courts' family shower room
- Delivered to a great standard throughout, and 'turn-key' ready
- Lengthy block-paved drive and detached garage
- Beautifully maintained gardens, the south-westerly rear being especially private



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