

FOR SALE



Wensleydale Grove, Ingleby Barwick

4 Bedrooms, 2 Bathroom, Detached House

£325,000


MARTIN&CO



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4 Bedrooms, 2 Bathroom

£325,000

- No forward chain
- Good schools close by
- Great cycling routes
- Large garden
- Corner plot



FULL DESCRIPTION Martin & Co would like to welcome to the market this beautiful four bedroom detached family home in this sought after quiet location of Ingleby Barwick. This property stands on large plot with double width driveway and large garden. Close to local amenities and good schools. Briefly comprises of entrance porch, hallway, lounge, snug, large kitchen/diner, utility, conservatory, four bedrooms and bathroom. Externally the property benefits from a large corner plot with large garden and double driveway. To arrange a viewing please call Martin & Co 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE PORCH Composite entrance door, dado, central heating radiator, carpet flooring.

HALLWAY Large entrance hall with central heating radiator, carpeted flooring and stairs leading to the first floor.

CLOAKROOM Part cladding to walls. White low level WC with flush, central heating radiator and uPVC window.

LOUNGE 19' 6" x 16' 9" (5.95m x 5.11m) To front aspect. Ceiling cornice, slate fire surround incorporating large stove, carpet flooring, inset lights, double panelled heating radiator and uPVC window and Patio doors leading to the conservatory.

SNUG/GAMES ROOM To front aspect. carpet flooring, double panelled central heating radiator and uPVC bay window.

KITCHEN/DINER 19' 6" x 16' 9" (5.95m x 5.11m) To



rear aspect. Range of wall, base and drawer units with dark grey wood effect fascias, moulded 1.5 bowl coloured inset sink unit, mixer tap, corian splash backs, corian work surfaces, induction hob, electric double oven and grill, extractor hood, integrated fridge freezer, integrated dishwasher, large island incorporating wine fridge and breakfast bar. Vinyl flooring, inset lighting, double panelled central heating radiator and uPVC window.

UTILITY ROOM 4' 10" x 8' 6" (1.49m x 2.60m) To rear aspect. Base units with grey dark wood effect fascias, corian splash backs, corian work surfaces, integrated washing machine, integrated fridge, double panelled central heating radiator and uPVC window and glass door leading to conservatory.

CONSERVATORY 14' 0" x 10' 10" (4.27m x 3.31m) uPVC Conservatory. With double panelled central heating radiator, patio doors to the lounge, vinyl flooring. uPVC door to the rear garden.

FIRST FLOOR

LANDING With loft access hatch to part boarded loft space with retractable ladder.

DRIVEWAY Large double width drive.

BEDROOM ONE 11' 10" x 12' 5" (3.63m x 3.79m) To front aspect. Fitted wardrobes, inset lighting central heating radiator and uPVC window.

ENSUITE Fully clad wall. White suite comprising: low level WC with flush, pedestal wash hand basin, electric shower cubicle, extractor, vinyl flooring, heated towel rail and uPVC window.

BEDROOM TWO 11' 2" x 11' 7" (3.42m x 3.54m) To front aspect. Inset lighting, central heating radiator and uPVC window.

BEDROOM THREE 10' 3" x 8' 6" (3.14m x 2.61m) To rear aspect. Central heating radiator and uPVC window



window.

BEDROOM FOUR 8' 7" x 10' 3" (2.62m x 3.14m) To rear aspect. Fitted wardrobes, central heating radiator and uPVC window.

BATHROOM Part cladded walls. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath electric shower over, glazed side screen and extractor, vinyl flooring, heated towel rail, inset lighting and uPVC window.

EXTERNALLY

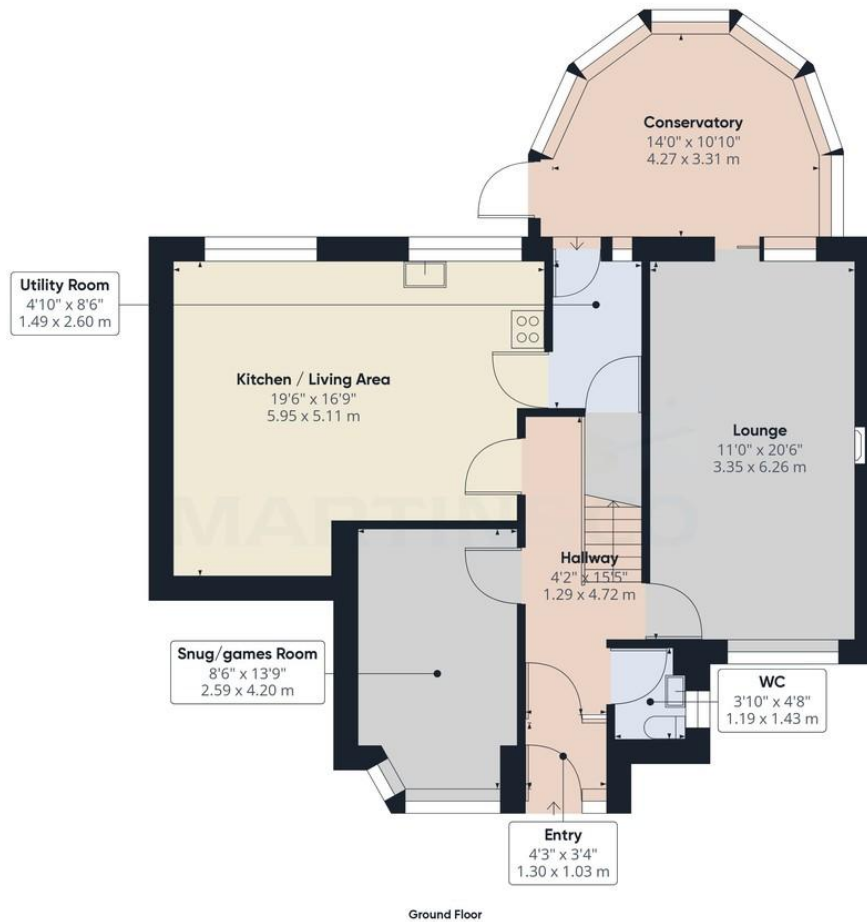
GARAGE Single garage with up and over door, power and light.

GARDEN The front garden is mainly laid to lawn. The fence enclosed rear wraparound garden is mainly laid to lawn with a large paved patio and pagoda. With a mature variety of shrubs, bushes and plants. Cold water external tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	





Approximate total area[®]
963.14 ft²
89.48 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.