

# Penberry Gardens



Unusually generous plot within this very popular location

Extensive drive, large front garden and generous rear garden

Impressive refitted kitchen/diner, separate lounge and conservatory

Four first floor bedrooms

'Master' with ensuite and fitted robes

**£299,995**



Multi-Award Wining



Enjoying an extraordinary plot for the area, which boasts an especially large drive, extensive front garden, and generous rear gardens, this particularly attractive property really does present a 'rare purchase opportunity'. Sitting perfectly at the end of this delightful cul-de-sac and looking down Roundhill Avenue, within this very much favoured part of Ingleby Barwick, undoubtedly the unusual and impressive external aspects of this family home will play a large part in any sale.

Built to this popular design by McLean Homes, and especially well cared for, the internal living space has been further enhanced with the addition of a large rear conservatory. Adding to the ground floor which already delivered an entrance hall, cloakroom/WC, bay-fronted lounge and fantastic open-plan, refitted kitchen/diner. The first floor brings four good bedrooms, 'Master' with ensuite, built-in dresser and robes, whilst further robes are available to bedroom two. Separate family bathroom. The front drive allows parking for many vehicles, approaches the garage, and offers a lovely approach to the property, running along the vast front garden, well-tended and laid to lawn with privet hedging. Complimented by the enclosed rear garden, with lawn, patios, shrubs, fruit trees and timber sheds. Ingleby Homes advises early viewing.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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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# “The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC



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