

# Harlech Court



Upgraded and remodelled, four bedroom property  
Superb 29ft open-plan kitchen/diner/family space  
Sought after 'Round Hill' location, ideal for schooling  
Impressive, replaced 'glass & oak' staircase  
Attractive throughout, viewing essential

**£255,000**



Multi-Award Wining



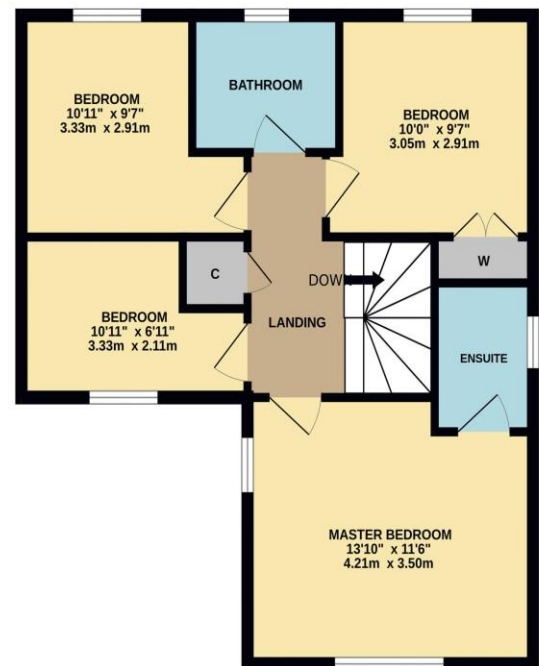
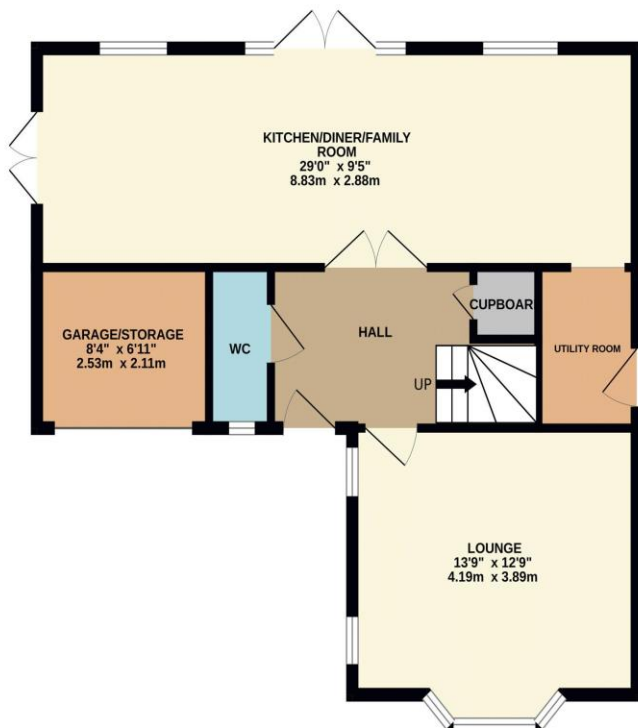


This impressive, four bedroom property has seen significant improvement, upgrades and remodelling by the current owner, and certainly merits early inspection. Upon entry, you are greeted by the quality 'glass & oak' staircase, complimented by the replaced 'oak' internal doors. A bay-fronted lounge is off to the right, cloakroom/WC to the left and a stunning, 29ft, open-plan kitchen/diner/family space across the rear. An impressive space which has incorporated the rear section of the garage via a professional conversion, with refitted, stylish kitchen range.

The first floor delivers four bedrooms, 'Master' with modern en-suite, and separate refitted family bathroom. Located within this very much favoured 'Round Hill' area, with landscaped front garden and artificial lawn, and double width drive. The rear garden is fully fence enclosed, with established lawns, re-laid near end patio and path lining it to the far-end timber deck with gazebo, timber shed and summer house.

GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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: D



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