

# The Orchard



Favoured 'Broom Hill' area of Ingleby Barwick

Garage conversion allowing larger kitchen/diner and additional study

Enclosed rear garden with private rear outlook

Cul-de-sac position with ample front parking

Three bedrooms, 'Master' with robes and ensuite

**£187,500**

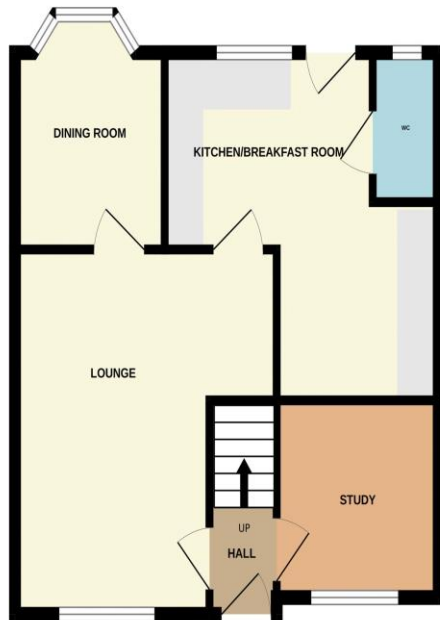




A converted garage has allowed the addition of a useful study, ideal for those who work from home, whilst allowing the kitchen/diner to be largened. Located within this especially popular 'Broom Hill' area, enjoying a front drive, garden, and enclosed rear garden that benefits from a private rear aspect, over looking school playing areas.

The internal accommodation now comprises an entrance hall, study, lounge, kitchen/diner and cloakroom/WC to the ground floor. The first floor delivers three good bedrooms, 'Master' with walk through robe area and upgraded ensuite.

GROUND FLOOR



1ST FLOOR



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: C

EPC Rating: TBC



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