

# Barwick Close



Self-build, 'Ratton Brothers' three bedroom bungalow

Spacious and impressive throughout

Desirable cul-de-sac within Ingleby Barwick

Ensuite created to benefit benefit the main bedroom

Large rear conservatory, spacious lounge and open-plan kitchen/diner

**£349,950**



Multi-Award Wining





This spacious, three bedroom bungalow sits perfectly within this very desirable cul-de-sac within Ingleby Barwick, enjoying a generous block-paved frontage, and low maintenance block-paved rear garden. Updated, well presented and especially well cared for, the impressive living space is enhanced further with the addition of a large, rear conservatory which adjoins the dining end of the open-plan kitchen/diner.

A stylish ensuite has been created by way of a partial garage conversion and benefits the main bedroom, which also enjoys fitted robes, a feature also present in bedroom two. Very briefly, The accommodation comprises an entrance porch, generous inner hall, lounge, open-plan kitchen/diner, conservatory, family bathroom, three great bedrooms and ensuite. Built by the reputable 'Wratten Brothers' - Internal inspection is highly recommended.

**GROUND FLOOR**  
1317 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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