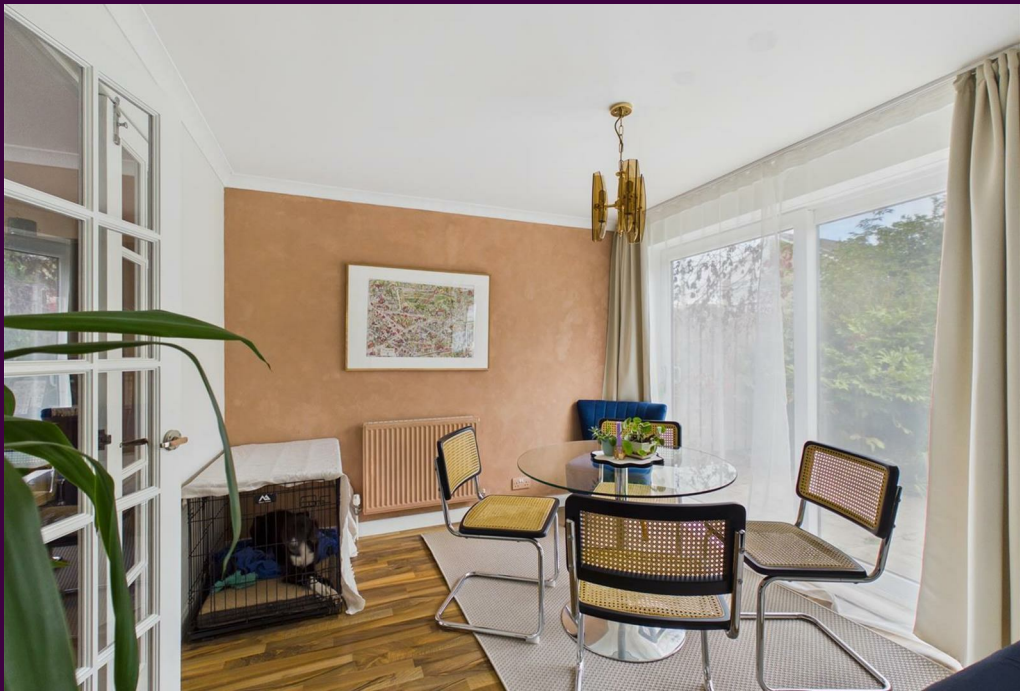


Avalon Court, Hemlington



£175,000

IH INGLEBY HOMES





This attractive three bedroom property is a great example of its kind, stylish and modern throughout, early inspection is essential.

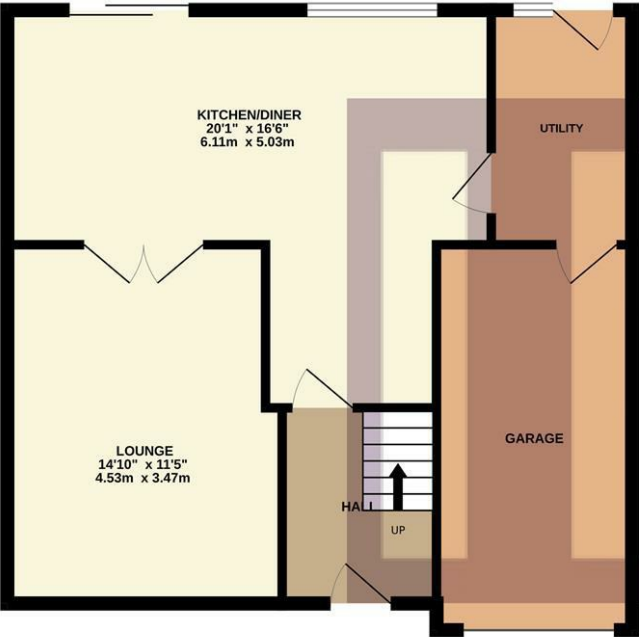
Situated within this established and pleasant cul-de-sac, enjoying a re-laid frontage which allows off-road parking and approaches the garage, with replaced roller door. The rear garden is fully enclosed with lawn, patio and established shrubs.

Internally, on entry you will immediately appreciate the quality, with the stylishly delivered internal accommodation briefly comprising an entrance hall, lounge, impressive refitted and open-plan kitchen/diner, and utility with garage access on the ground floor. The first floor brings three good bedrooms and the modern family bathroom.

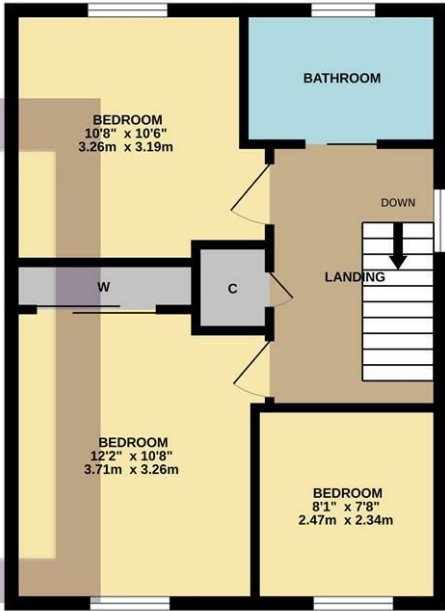


The Layout

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.6 sq.m.) approx.



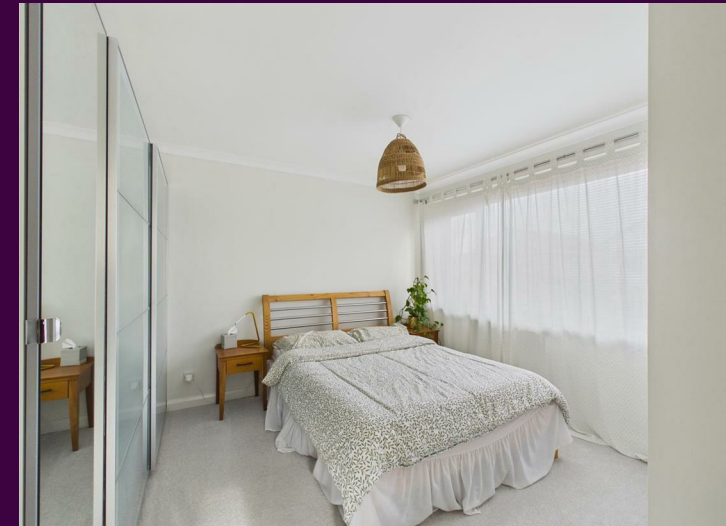
TOTAL FLOOR AREA: 1083 sq.ft. (100.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) A		
(69-80) C			(69-80) B		
(55-68) D			(55-68) C		
(39-54) E			(39-54) D		
(21-38) F			(21-38) E		
(1-20) G			(1-20) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- A very impressive three bedroom detached home
- Chic and modern throughout - 'Turn Key Ready'
- Pleasant cul-de-sac position with rear garden and re-laid front drive / garage
- stylish refitted kitchen and impressive family bathroom
- Deceptively spacious
- Priced for early sale



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