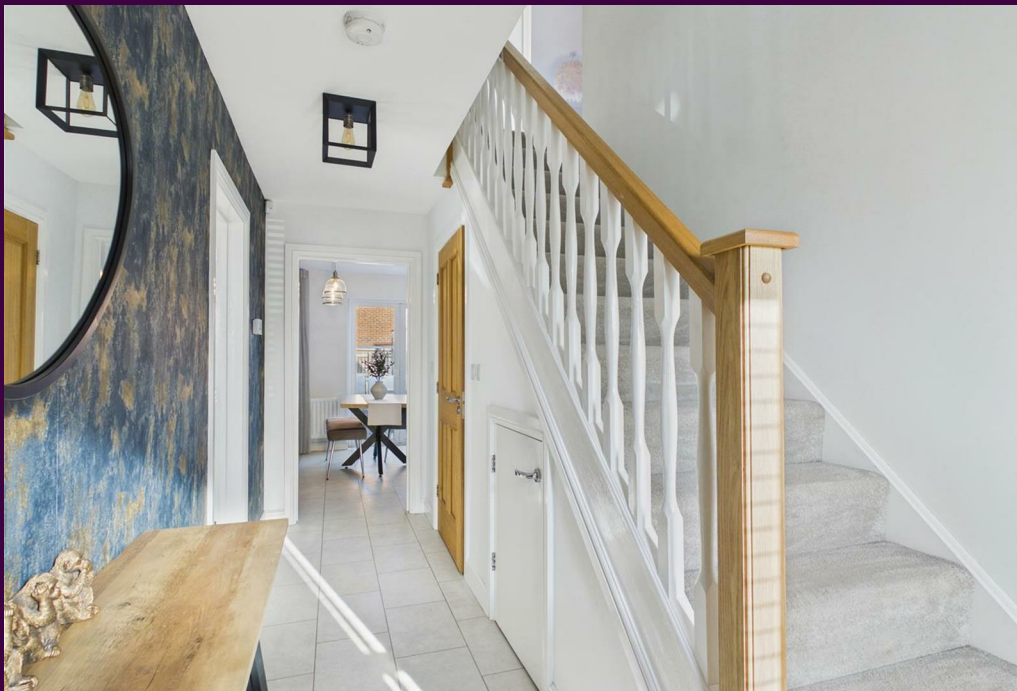


Plough Grange, Acklam



£349,950

IH INGLEBY HOMES



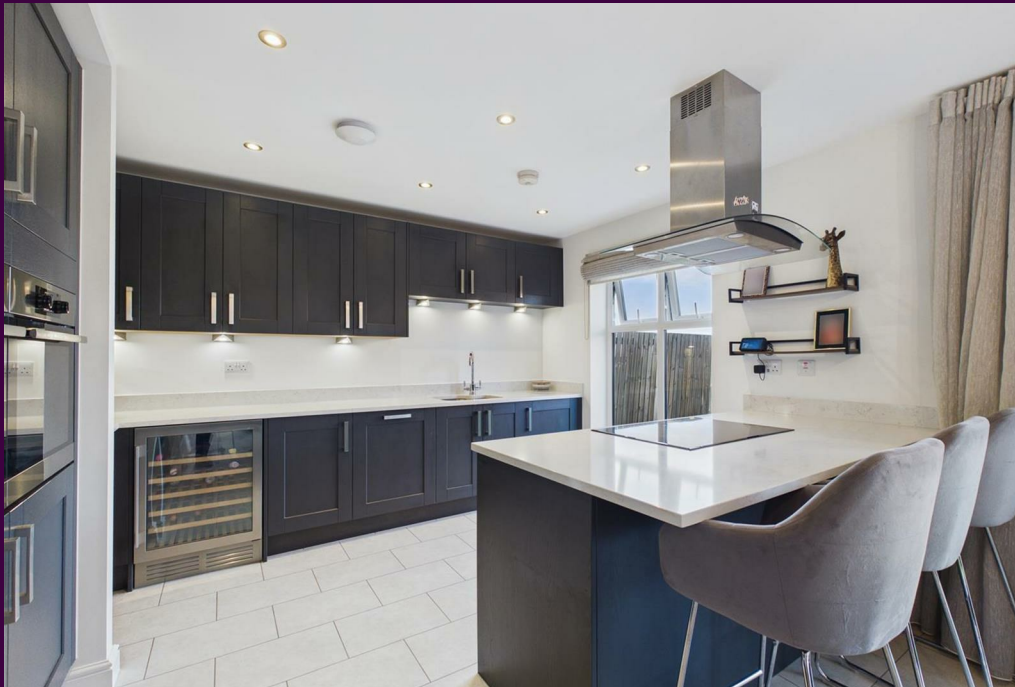


This impressive four-bedroom detached home is fine example of its kind, and boasts numerous upgrades throughout.

Features include upgraded tiling in the superb bathrooms, quality 'Amtico' floorings, oak internal doors, a media-wall within the lounge, robes in the 'Master' bedroom and upgraded appliances in the smart fitted kitchen with dishwasher, double ovens, wine/drinks fridge and striking quartz tops.

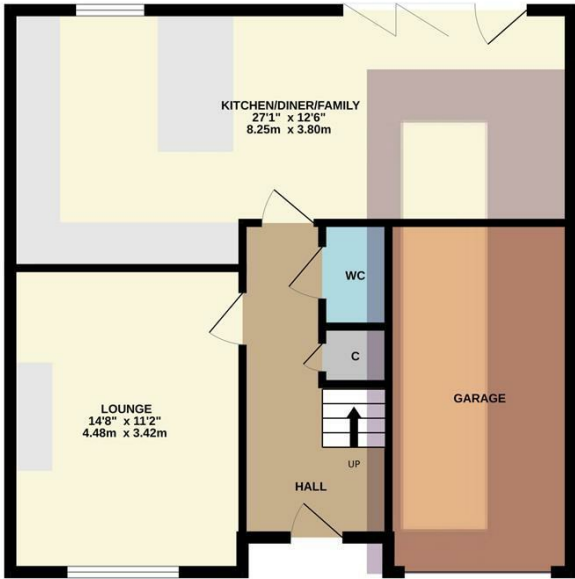
The spacious internal accommodation is stylishly delivered, immaculately presented and 'turn-key' ready, briefly comprising a welcoming entrance hall, cloakroom/WC, independent lounge, and fabulous open-plan kitchen/diner/family space which spans the rear and enjoys bi-fold doors to the generous garden on the ground floor. The first floor provides four terrific bedrooms, the outstanding 'Master' with quality fitted robes and sleek ensuite, complimented by the high-spec 'four piece suite' family bathroom.

The enviable position and plot is also sure to prove attractive, sitting on a 'three property' private drive with its own generous block-paved drive allowing parking for at least two vehicles, and approaching the integral garage, passing the well-maintained front garden with lawn and shrubs. The large rear garden enjoys lovely views over greenery and is fully fence enclosed, with generous lawn, and large near-end patios.

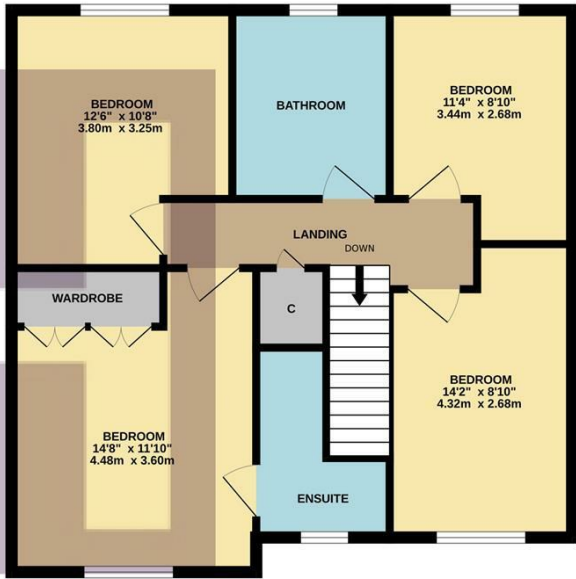


The Layout

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



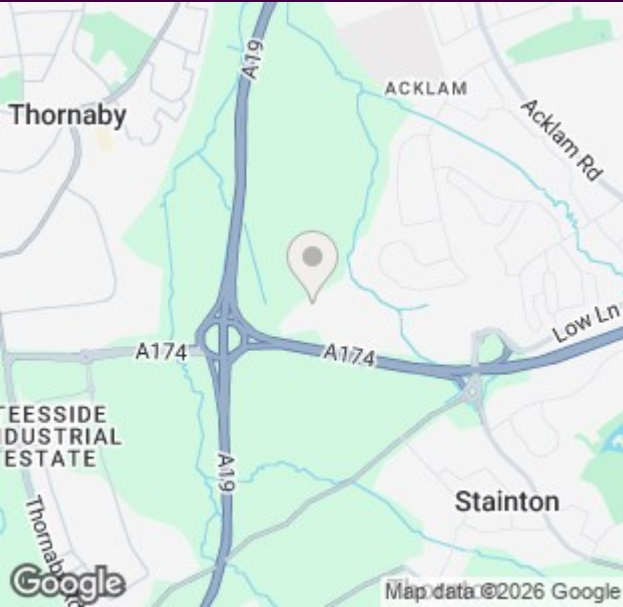
1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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		85	Very environmentally friendly - lower CO ₂ emissions				
(81-91) B			(92 plus) A				
(69-80) C				(81-91) B			
(55-68) D					(69-80) C		
(39-54) E						(55-68) D	
(21-38) F							(39-54) E
(1-20) G							
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC		

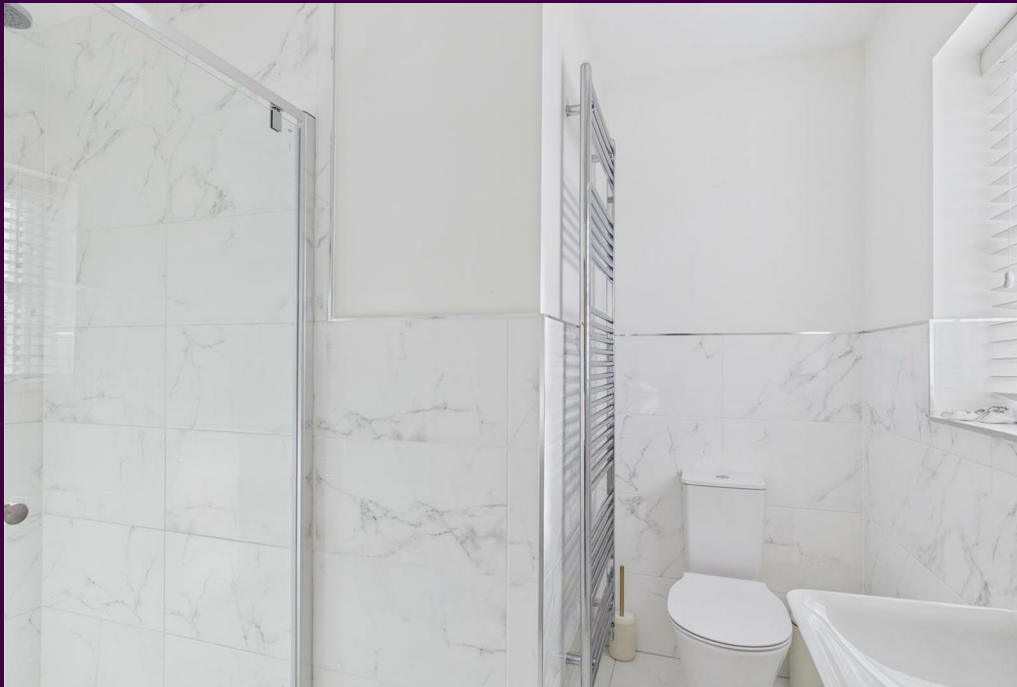
The Location



Council Tax Band: E
Tenure: Freehold



- Envidable position on the edge of the development
- One of only three properties on generous private drive
- Favoured Acklam development
- Much upgraded from new and packing plenty of features
- Stylishly delivered accommodation
- Impressive media wall in spacious lounge
- Superb open-plan kitchen/dining/family space
- No forward chain involved



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