



With accommodation extending to over 2,100 sq. ft, this deceptively spacious, extended, and improved 4/5 bedroom home will interest both family and executive buyers. Occupying a delightful plot, adjoining farmland with stunning panoramic views, this impressive property enjoys a desirable cul-de-sac setting within the sought after village of Hilton near Yarm. The versatile layout briefly comprises; entrance lobby, hallway, L' shaped lounge/diner, kitchen, formal dining room, family room/study, sitting room/bedroom five, bathroom and utility room on the ground floor. On the first floor there are four bedrooms, a second bathroom and additional vanity room/WC. The property is warmed by a gas central heating system and provides double glazing. Externally there are established lawned gardens to front and rear, a driveway offering generous off street parking together with a single garage. Hilton is an extremely desirable village which is accessible to the surroundings market towns of both Yarm and Stokesley. This particular property offers a particularly desirable setting, and we strongly recommend early internal viewing.





GROUND FLOOR

INNER LOBBY

With radiator, coved ceiling, opening to hallway and door to utility room.

HALLWAY

With solid oak flooring, two radiators, coved ceiling, built-in storage cupboard and staircase to the first floor.

LOUNGE/DINING ROOM - 6.56m (21'6") x 4.56m (15') reducing to 2.71m (8'11")

Living flame effect gas fire in chimney breast with hearth. Double glazed windows to the front and side elevations and solid oak flooring. Two radiators and coved ceiling.

KITCHEN - 3.34m x 2.72m (10'11" x 8'11")

Providing a range of fitted wall and floor units with solid wood worktops incorporating an inset one and a half sink unit with mixer taps. Gas cooker point and plumbing for dishwasher. Double glazed window, solid oak flooring, coved ceiling, and radiator.

DINING ROOM - 5.40m x 3.66m (17'9" x 12')

With roof light and double glazed French doors to the rear garden. Two radiators and coved ceiling. Double doors to ...

FAMILY ROOM/STUDY - 4.77m (15'8") reducing to 3.17m (10'5") x 4.12m (13'6")

With double glazed window to the side, radiator, coved ceiling, and double glazed French doors to the rear garden.

SITTING ROOM/BEDROOM - 6.28m x 2.75m (20'7" x 9')

Double glazed window and ceiling roof light domed window. Fitted wardrobes/storage, radiator, and coved ceiling.

BATHROOM - 2.64m x 1.75m (8'8" x 5'9")

White suite comprising; panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Two sealed unit double glazed windows, chrome effect heated towel rail, coved ceiling, and part tiled walls.

UTILITY ROOM - 3.31m x 1.54m (10'10" x 5'1")

Fitted wall and base units incorporating a stainless steel sink unit. Plumbing for automatic washing machine and internal door to the single garage.

FIRST FLOOR

LANDING

With roof window and built-in storage cupboards. Radiator and downlighting.



BEDROOM ONE - 5.36m (17'7") reducing to 4.76m (15'7") x 3.76m (12'4")

With double glazed French doors and Juliet balcony. Walk-in storage cupboard. Radiator and ceiling spotlights.

BEDROOM TWO - 4.03m (13'3") reducing to 3.64m (11'11") x 3.07m (10'1") to robes

Fitted wardrobes and storage cupboard. Radiator and double glazed window.

BEDROOM THREE - 3.55m (11'8") to robes x 2.72m (8'11")

Fitted wardrobes/storage to one wall, radiator and double glazed window enjoying delightful open views.

BEDROOM FOUR - 3.77m x 3.10m (12'4" x 10'2")

Fitted wardrobes, radiator, and double glazed window.

BATHROOM - 2.48m x 1.73m (8'2" x 5'8")

White three piece suite comprising; panelled bath with shower over and screen, wash hand basin and low level WC. Tiled walls, radiator, and roof window.

VANITY ROOM/WC - 1.59m x 1.59m (5'3" x 5'3")

With low level WC and pedestal wash hand basin. Roof window and radiator.

EXTERNALLY

GARDENS & PARKING

Lawned front garden with a long driveway providing generous off street parking and leading to the larger than average garage. The rear garden enjoys a delightful open aspect over adjoining farmland and is mainly laid to lawn with a paved patio area.

GARAGE - 5.63m x 3.20m (18'6" x 10'6")

with up and over door, wall mounted boiler, power points and lighting.

TENURE - FREEHOLD

COUNCIL TAX BAND E

AGENTS REF: - DC/LS/YAR220079/20122023

VIEWING: By appointment through our Yarm office on Tel: 01642 788878





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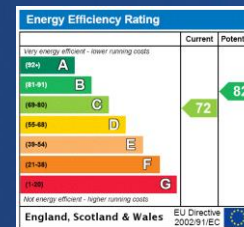
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