





A substantial five bedroom detached family/executive home offering extremely spacious accommodation extending to approximately 2800 sq. ft and enjoying a prime position within the sought after village of Hilton, occupying an extensive plot which extends to 0.47 acre or thereabouts. There are generous established gardens to front, side and rear together with a double width driveway and double garage. The property is warmed by an oil fired ducted air heating system and provides double glazing to most windows and a security alarm system. The accommodation briefly comprises; entrance porch, hallway, cloakroom/WC, lounge, sitting room, dining room, study/family room, kitchen/breakfast room, utility room and rear porch. On the first floor there are five bedrooms with one having an en-suite shower room and the family bathroom. Hilton is an extremely desirable village which is accessible to the surroundings market towns of both Yarm and Stokesley. Properties are rarely available for sale on Manor Drive itself and we strongly recommend early viewing to avoid disappointment.









## **GROUND FLOOR**

### **ENTRANCE PORCH**

With double glazed entrance door, tiled floor, and door to .....

### **HALLWAY**

With built-in cupboards and staircase to the first floor.

### **CLOAKROOM/WC - 2.77m x 0.92m (9'1" x 3')**

With low level WC and pedestal wash hand basin. Tiled walls and sealed unit double glazed window.

### **STUDY/FAMILY ROOM - 4.03m x 3.62m (13'3" x 11'11")**

With built-in cupboard, coved ceiling, and double glazed window.

### **LOUNGE - 6.49m x 4.23m (21'4" x 13'11")**

Open fire in feature stone fireplace. Double glazed bow windows to the front and side, coved ceiling, and patio doors to the rear garden.

### **SITTING ROOM - 5.13m x 3.95m (16'10" x 13')**

Electric fire in feature surround with inset and hearth. There is also an open fire behind the electric fire. Built-in alcove cupboards and double glazed window.

### **DINING ROOM - 4.46m x 3.93m (14'8" x 12'11")**

With double glazed windows to side and rear and coved ceiling.

### **KITCHEN/BREAKFAST ROOM - 7.25m (23'9") x 4.46m (14'8") reducing to 3.16m (10'4")**

Providing a generous range of fitted wall and floor units incorporating a double drainer stainless steel sink unit with mixer taps. Built-in Bosch double oven, microwave oven and ceramic hob. Double glazed window and patio doors to the rear.

### **UTILITY ROOM - 2.41m x 2.14m (7'11" x 7')**

With plumbing for automatic washing machine and vent for tumble dryer. Tiled walls and built-in cupboard.

### **REAR PORCH**

With access doors to the front and rear together with the double garage.

## **FIRST FLOOR**

### **LANDING**

With built-in airing cupboard, double glazed window, coved ceiling, and hatch to loft.



**BEDROOM ONE - 4.20m x 3.62m (13'9" x 11'11")**

Fitted wardrobes and cupboards, two double glazed windows and coved ceiling.

**EN-SUITE SHOWER ROOM - 2.38m x 1.61m (7'10" x 5'3")**

Shower cubicle, pedestal wash hand basin and low level WC. Tiled walls and double glazed window.

**BEDROOM TWO - 4.91m x 3.92m (16'1" x 12'10")**

Fitted wardrobes and cupboards. Double glazed window, coved ceiling, and access to storage area.

**BEDROOM THREE - 4.70m x 3.29m (15'5" x 10'10")**

Fitted wardrobe and cupboard. Wash hand basin in vanity unit, coved ceiling, and double glazed window.

**BEDROOM FOUR - 3.72m (12'2") x 3.36m (11') reducing to 1.92m (6'4")**

Built in cupboard, double glazed window, and coved ceiling.

**BEDROOM FIVE - 3.01m x 2.73m (9'11" x 8'11")**

Built-in wardrobe, double glazed window, and coved ceiling. There is currently an opening between bedrooms four and five which could be blocked to make the rooms completely separate. They each have their individual access doors.

**BATHROOM - 3.13m x 2.91m (10'3" x 9'7")**

Coloured suite comprising; 'Albatross' whirlpool style bath, pedestal wash hand basin, low level WC and shower enclosure.

**EXTERNALLY**

**GARDENS & DOUBLE GARAGE**

The property occupies an extensive plot which extends to approximately 0.47 acres or thereabouts. The front is mainly laid to lawn with shrubs and trees together with an ornamental boundary wall with shrub beds. A double width driveway leads to the double garage with electric roller door, rear window, power points and lighting. The established gardens continue to the side and rear of the house with further lawns, patio areas, mature trees, a variety of shrubs and a timber shed.

**TENURE - FREEHOLD**

**COUNCIL TAX BAND G**

**AGENTS REF: - DC/LS/YAR220380/22032023**

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







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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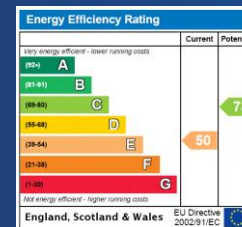
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