



Falcon Walk, Hilton, TS15 9JB

MUST BE VIEWED TO APPRECIATE THE EXPANSIVE LIVING SPACE !!

This beautifully extended and improved 4/5 bedroom detached home, presents an exceptional opportunity for both family and executive buyers. Nestled in a cul-de-sac within the sought-after village of Hilton, near Yarm, the property boasts stunning panoramic views across adjoining farmland, offering a peaceful and picturesque setting.

The versatile interior layout starts with an entrance lobby and hallway, leading to a spacious L-shaped lounge and dining area. The kitchen is well-equipped, and the formal dining room, with French doors to the rear garden. The ground floor also includes a family room or study also with French doors to the rear garden, a sitting room that can be used as a fifth bedroom or playroom, a convenient downstairs bathroom, and a utility room.

On the first floor, there are four well proportioned bedrooms, three of which have fitted wardrobes. The master bedroom benefits from a Juliet balcony with pleasant views. A second bathroom and an additional vanity room/WC complete the upstairs, providing ample space for a family or guests.

The home is warmed by a gas central heating system and benefits from double glazing throughout.

Outside to the front of the property there is established lawned gardens to the front and rear. A generous driveway offers ample off-street parking, complemented by a single garage for additional storage or vehicle housing. To the rear is a lawn with established shrubbery and a patio area.

Located in the highly desirable village of Hilton, the property is conveniently accessible to the surrounding market towns of Yarm and Stokesley, making it an ideal choice for those seeking a blend of rural tranquillity and accessibility. This property's unique setting and extensive accommodation make it a standout offering, and early internal viewing is strongly recommended.

Offers Over £470,000



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LOBBY

HALLWAY

LOUNGE

14'11" x 12" (4.55m x 3.66m)

DINING AREA

8'11" x 8'11" (2.72m x 2.72m)

KITCHEN

10'9" x 8'11" (3.28m x 2.72m)

SITTING ROOM/BEDROOM

18'10" x 9'0" (5.74m x 2.74m)

DINING ROOM

17'8" x 12" (5.38m x 3.66m)

FAMILY ROOM

15'8" x 13'3" (4.78m x 4.04m)

BATHROOM

8'9" x 5'5" (2.67m x 1.65m)

UTILITY ROOM

10'10" x 4'10" (3.30m x 1.47m)

LANDING

BEDROOM ONE

17'7" x 12'4" (5.36m x 3.76m)

BEDROOM TWO

11'9" x 10'1" (3.58m x 3.07m)

BATHROOM

8'2" x 5'7" (2.49m x 1.70m)

BEDROOM THREE

12'4" x 10'1" (3.76m x 3.07m)

BEDROOM FOUR

11'6" x 8'11" (3.51m x 2.72m)

WC

5'2" x 5'2" (1.59m x 1.59m)



Tel: 01642 248248

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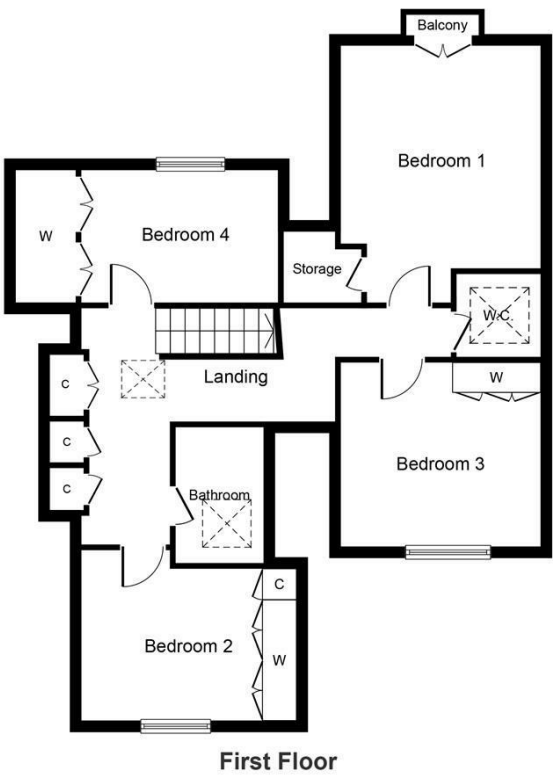
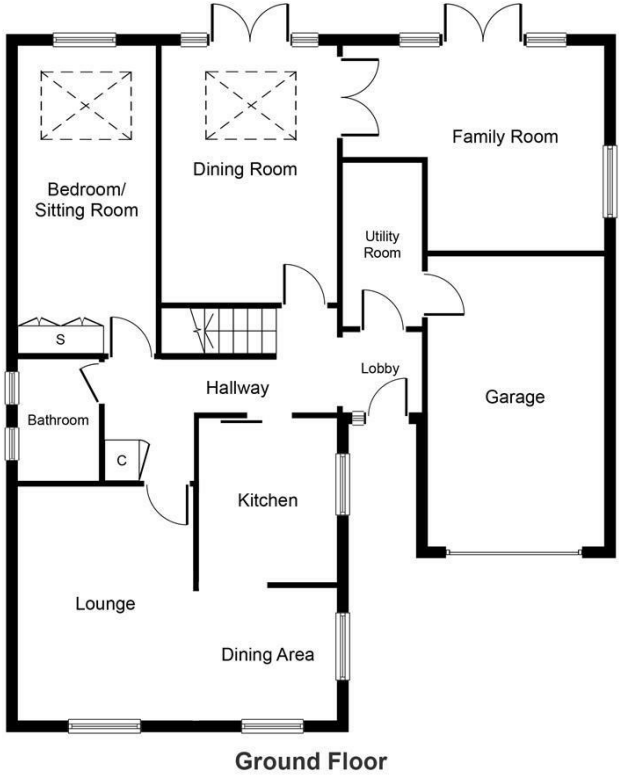


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		72	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING
 Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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