



Hillbrook Crescent, Ingleby Barwick, TS17 5BN

£315,000



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Feeling tucked away, this detached residence is impressive and attractive, combining generous proportions with an exceptional cul-de-sac setting. Boasting four spacious double bedrooms — including a luxurious master with updated en-suite — this home offers refined living spaces, ample parking, and a good sized garden, making it an outstanding choice for modern family living, professionals and retirees seeking space and light. Newly fitted carpets further enhance the newly decorated interior.

Ground Floor

Porch

Providing a great space for removing muddy boots and shoes.....and drying the dog!

Entrance Hall

An inviting and spacious hallway, with an impressive staircase to the first floor and finished with tiled flooring. Doors lead off to a useful cloaks cupboard, both reception rooms, the kitchen breakfast room and:

Cloakroom/wc

Finished with a modern pedestal wash basin, low-level wc, and frosted window to front.

Living Room

This beautifully appointed room, features a gas flame fire with stone surround and hearth. A large window to the front and one to the side, allow natural light to flood the space, creating a warm ambience.

Dining Room

A delightfully, versatile and stylish room with French doors opening onto the patio — perfect for every day, formal dining and entertaining. The French doors, with side windows, are set into a bay and frame views of the charming garden beyond.





Kitchen / Breakfast Room - The heart of the home — a sleek and contemporary kitchen fitted with high-gloss wall and base units, including an excellent range of drawers for pans etc. Integrated appliances include a fridge, freezer, dishwasher, oven with separate grill, gas hob with extractor and a one-and-a-half bowl stainless-steel sink. An expansive rear window has a lovely outlook over the rear garden and completes this bright and functional space. Door to:

Utility Room - Conveniently positioned with additional storage units, plumbing for washing machine, stainless-steel sink, part-tiled walls, and direct access to the garden at the side.

First Floor - Landing - A spacious area with built-in storage, an airing cupboard and access to the loft. Doors to all rooms.

Master Bedroom - A superb principal suite offering fitted wardrobes, a front-facing aspect and door to:

En-Suite - Updated in a smart, contemporary style and with a real feeling of luxury. Comprising: fully tiled high gloss walls and floor, walk-in shower with glass screen, wc, and wall-mounted vanity unit with integrated basin. This has all been completed to a high specification and includes a fitted mirror and ladder-style towel rail. A frosted window to the front provides a good amount of light.

Bedrooms 2, 3 & 4 - These are all generous double bedrooms, each offering excellent natural light and versatile space for family or guests. Two of the bedrooms have fitted wardrobes.





House Bathroom - A well-appointed three-piece suite comprising a panelled bath, pedestal wash basin, low-level w/c, wood-effect flooring, part-tiled walls and a window to the rear.

Externally - Frontage- With great kerb appeal, a welcoming feel and the bonus of an electric vehicle charging point, this impressive property also benefits from a very - attractive set-back position with mature shrubs and hedging, an exceptional driveway, a neatly maintained lawn, and access to the integral garage. A gated side path leads through to the rear garden.

Integral Garage - Equipped with light and power and featuring a half-glazed door providing direct access to the garden.

Rear Garden - Predominantly laid to lawn with mature planting and well-defined borders. A paved patio area offers an ideal space for alfresco dining and family gatherings.

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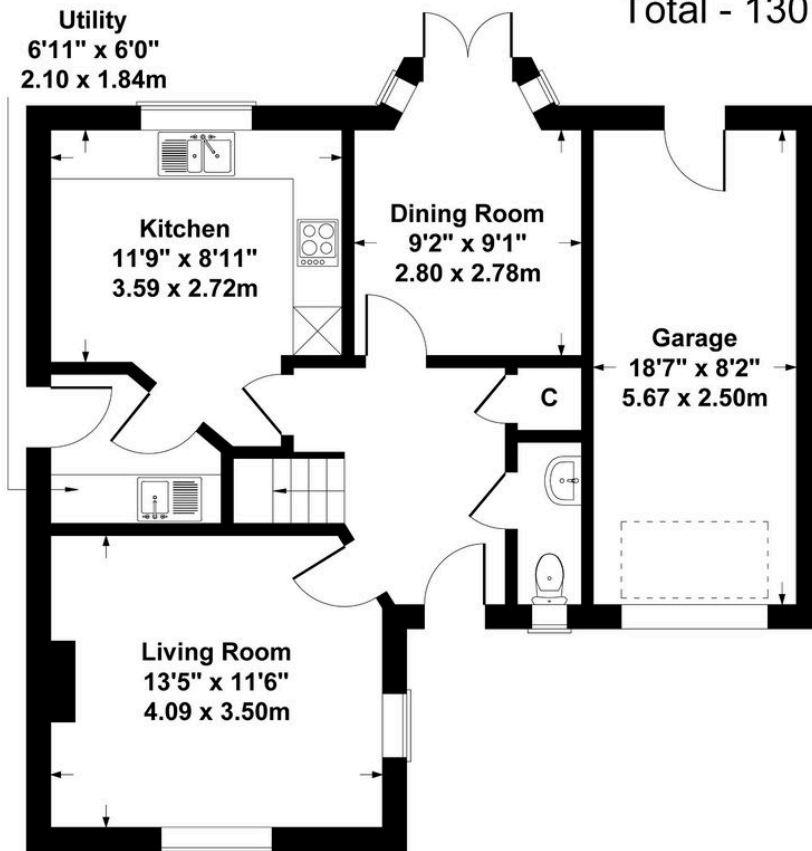
1 Hillbrook Cresnet, Ingleby Barwick, TS17 5BN

Approximate gross internal area

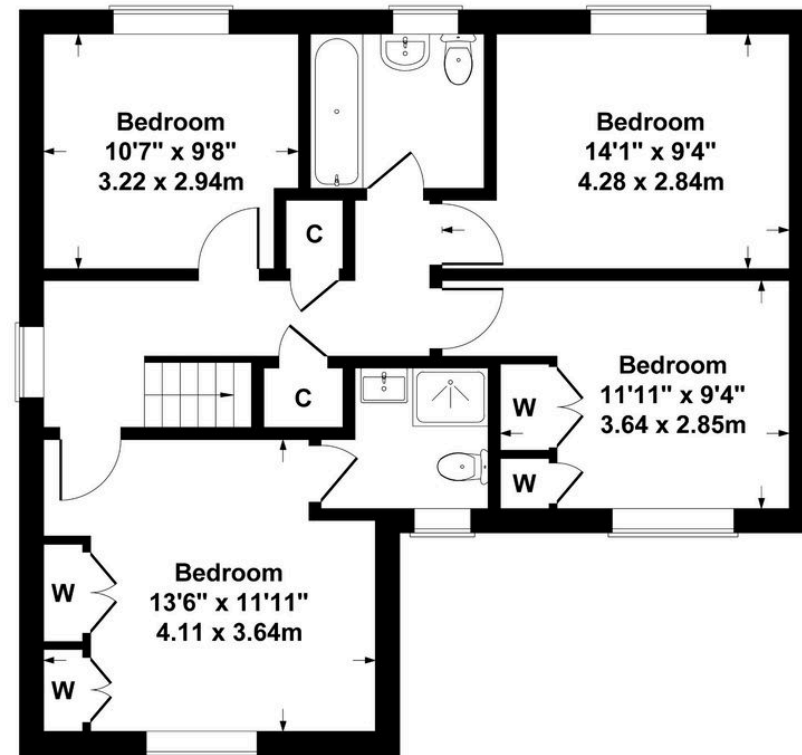
House - 115 sq m - 1238 sq ft

Garage - 15 sq m - 161 sq ft

Total - 130 sq m - 1399 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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