

Hilden Park, TS17 5AJ
4 Bed - House - Detached
£299,995

EPC Rating:
Tenure: Freehold
Council Tax Band: D

SMITH & FRIENDS
ESTATE AGENTS

Hilden Park
Ingleby Barwick TS17 5AJ

Situated within the highly desirable Broomhill area of Ingleby Barwick, this modern, contemporary and much-improved four-bedroom detached home offers stylish, spacious accommodation, making it an ideal choice for growing families.

Upon entering the property, you are welcomed into a generous living room, providing a bright and comfortable space to relax. To the rear of the home is the true showstopper – a stunning upgraded kitchen/diner, thoughtfully designed with a range of integrated appliances, an electric induction hob and ample space for family dining and entertaining. A separate utility room and convenient downstairs WC complete the ground floor.

The first floor offers four generous double bedrooms, providing plenty of space for family living. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. A partially boarded loft provides useful additional storage.

Externally, the property continues to impress with a beautifully landscaped south-facing rear garden featuring an attractive decking area, creating the perfect space for outdoor dining and relaxing throughout the day. To the front, there is driveway parking and access to the garage.

Ideally positioned close to highly regarded schools, local shops, parks and everyday amenities, the property also benefits from excellent commuter links with easy access to the A66, A19 and A174.

Combining modern interiors, quality upgrades and a fantastic family-friendly location, this superb home is ready to move straight into. Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK












SHARP
ECO FRIENDLY
















WELCOME
LAS VEGAS
NEVADA













GROUND FLOOR

Entrance Hallway
3'9" x 5'10" (1.16m x 1.79m)

Living Room
11'4" x 14'7" (3.46m x 4.45m)

Kitchen\Diner
19'1" x 11'2" (5.82m x 3.42m)

Utility Room
5'2" x 7'4" (1.59m x 2.24m)

WC
5'2" x 3'6" (1.59m x 1.09m)

FIRST FLOOR

Landing
9'6" x 11'1" (2.92m x 3.39m)

Bedroom 1
11'8" x 11'9" (3.56m x 3.59m)

En-Suite
7'0" x 4'6" (2.14m x 1.38m)

Bedroom 2
8'11" x 13'6" (2.72m x 4.12m)

Bedroom 3
9'1" x 11'7" (2.77m x 3.55m)

Bedroom 4
12'6" x 9'11" (3.83m x 3.04m)

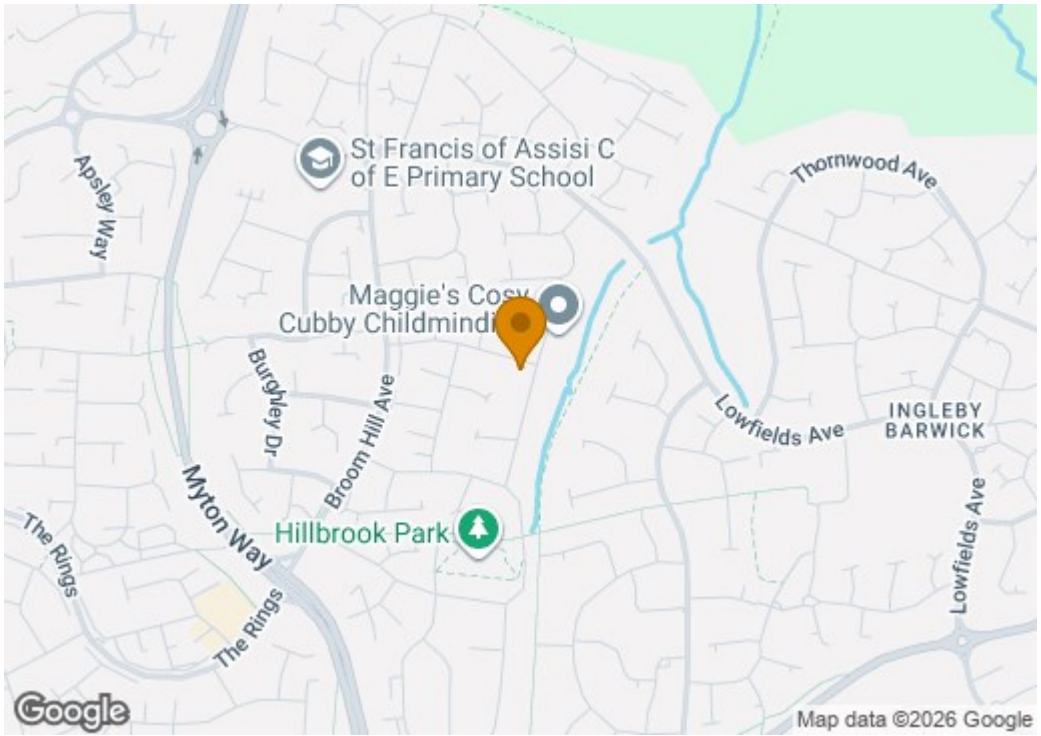
EXTERNALLY

Garage
8'8" x 17'3" (2.66m x 5.28m)








St Francis of Assisi C of E Primary School
Thornwood Ave
Apsley Way
Maggie's Cosy Cubby Childminding
Burghley Dr
Broom Hill Ave
Lowfields Ave
INGLEBY BARWICK
Myton Way
Hillbrook Park
The Rings
The Rings
Lowfields Ave
Google
Map data ©2026 Google



Approximate total area(1)

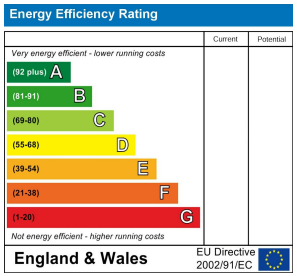
1235 ft²

114.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS