



Yarm Road, Hilton, Yarm, TS15 9LF

An outstanding detached bungalow in sought-after Hilton Village, offering exceptional standards of both inside and out. Approached via a gated entrance, the property has an extensive block-paved driveway providing parking and turning space for six cars, plus double garage with an electric door. The beautifully maintained south-facing rear and side gardens offer privacy to many areas, creating a perfect setting for outdoor relaxation or entertaining.

Extensively upgraded in 2025 and impeccably presented, this home offers over 1,800 sq. ft. of living space. Furthermore, there is exciting scope for enlargement, subject to necessary consents, with a substantial 48ft x 16ft roof space and three dormer windows. The generous reception hall provides an ideal position to add a staircase.

Upon entering, a welcoming entrance lobby leads through to the spacious reception hall, immediately setting the tone for the quality of property on offer. The lounge features a bay window overlooking the rear garden and with a recently installed Focal Point gas fire with contemporary surround. Double doors connect seamlessly to a separate dining room. At the heart of the home is a superb open-plan kitchen/breakfast room, beautifully fitted with an extensive range of units, a large central island with breakfast bar, and a comprehensive range of integrated appliances including an oven, hob, dishwasher, washing machine, and fridge/freezer. A charming side bay adds character, with built-in seating providing a perfect spot to relax. The accommodation is completed by three bedrooms, including a principal bedroom benefiting from a Jack-and-Jill en-suite bathroom, with separate bath and large shower. Outside, the landscaped gardens offer variety of seating and entertaining areas. Additional benefits include gas central heating, solar panels, and double-glazing.

Combining stylish modern living with future potential, this unique home is ideal for those seeking a bungalow or larger family home

£530,000



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HALLWAY

CLOAKROOM/WC

5'2" x 4'11" (1.57m x 1.50m)

LOUNGE

21'6" x 13'1" (6.55m x 3.99m)

KITCHEN

21'1" x 12'4" (6.43m x 3.76m)

DINING ROOM

13'8" x 12'4" (4.17m x 3.76m)

BEDROOM ONE

16'3" x 11'8" (4.95m x 3.56m)

BEDROOM TWO

13' x 10' (3.96m x 3.05m)

BEDROOM THREE

10' x 7'4" (3.05m x 2.24m)

BATHROOM

11'7" x 10'5" (3.53m x 3.18m)

LOFT ROOM

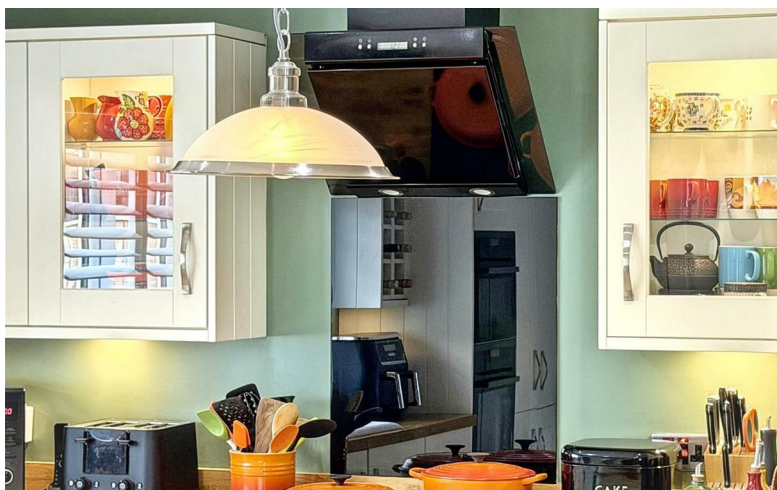
48'7" x 16'5" (14.81m x 5.00m)

GARAGE

18'2" x 18'1" (5.54m x 5.51m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

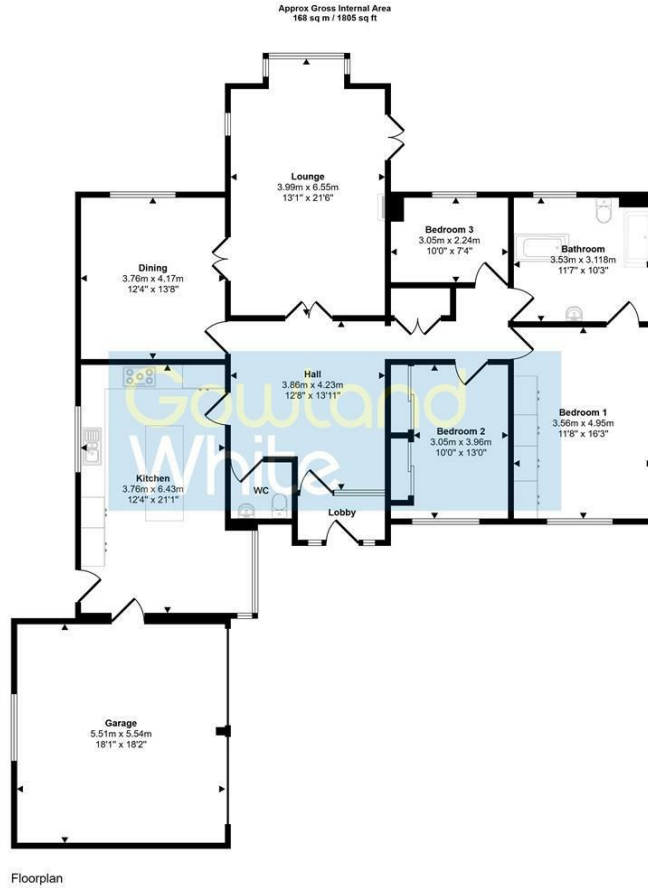








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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	Current	Potential
Very very 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	

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	

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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