



# Inglebys

Estate Agents



## 133 High Street

Hinderwell, TS13 5HQ

**£425,000**



A beautiful newly constructed detached family home on Hinderwell's High Street, blending high-end modern living with countryside charm.



This exceptional 3-bedroom detached home has been thoughtfully and lovingly constructed and designed by the current owner, resulting in a property that feels both stylish and welcoming from the moment you step inside. Finished to a high standard throughout, the home offers a seamless blend of contemporary design and practical family living, with an abundance of natural light enhancing the neutral décor.

The ground floor has been cleverly designed to maximise both space and comfort. At its heart lies a stunning open-plan kitchen and dining area, perfect for everyday living and entertaining, with direct access into a bright conservatory that enjoys views over the garden and open countryside beyond. Underfloor heating runs throughout the ground floor, adding a touch of luxury and year-round comfort. There is a well-proportioned bedroom on this level, benefitting from a tasteful en-suite, along with a living room and a separate ground-floor W/C.

Upstairs, the property continues to impress with two generously sized bedrooms and a beautifully finished family bathroom, all presented to the same high specification as the rest of the home.

Externally, the property boasts strong kerb appeal with its sage green composite doors and well-maintained frontage. A driveway provides ample off-street parking and leads to a single garage with an electric roller shutter door. To the rear, the enclosed wrap-around garden is mainly laid to lawn and bordered by mature hedgerows, creating a private and peaceful outdoor space with open views across the surrounding countryside.

Situated in the heart of Hinderwell, this property enjoys the best of village life while being perfectly positioned for access to the stunning North Yorkshire Moors & coastline. The village itself offers a range of local amenities including a shop, pub, and primary school, while the nearby coastal destinations of Whitby, Staithes, and Saltburn are all within easy reach. This home offers a rare opportunity to move straight into a fully finished property with no onward chain.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-D.

EPC Rating: Awaiting New Certificate.

**Entrance Hall 14'4" x 11'1" (max) (4.39m x 3.39m (max))**

Composite UPVC sage green door & windows to the front aspect. Tiled floor. Stairs leading to the first floor.

**Open-Plan Kitchen & Dining Area 24'0" x 9'6" (7.33m x 2.92m)**

A range of wall, base & drawer units. Laminate worktops incorporating white enamel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Slim-line dishwasher. Fridge / freezer. UPVC double glazed windows to the front & side aspects and composite UPVC sage green door opening to the side elevation. Double doors open to the Conservatory.

**Conservatory 12'11" x 7'10" (3.94m x 2.39m)**

UPVC double glazed. Tiled floor. French doors open to the rear elevation.

**Bedroom One 12'4" x 9'8" (3.76m x 2.97m)**

Carpeted. UPVC double glazed window to the front aspect. Access to the En-Suite.

**Bedroom One En-Suite 14'0" x 6'5" (4.27m x 1.96m)**

Walk-in double shower cubicle. Two hand basins. Low-level W/C. Tiled floor & walls. 2x UPVC double glazed frosted windows to the side aspect. Heated towel rail. LED downlighting.

**Living Room 13'7" x 9'10" (4.15m x 3.02m)**

UPVC double glazed window to the rear aspect. Carpeted.

**Ground-Floor W/C 5'0" x 3'4" (1.54m x 1.04m)**

Low-level W/C. Hand basin. Part-tiled walls. Heated towel rail.

#### First Floor

##### Landing

Landing area with glass balustrade down to the Entrance Hall below. Carpeted. Velux skylight window to the front aspect.

**Bedroom Three 24'0" x 12'4" (7.33m x 3.77m)**

Carpeted. Radiator. Velux skylight window to the front aspect & UPVC double glazed window to the rear with open country views.

**Bedroom Four 24'0" x 9'7" (7.33m x 2.93m)**

Carpeted. Radiator. Velux skylight window to the front aspect & UPVC double glazed window to the rear with open country views.

**Family Bathroom 9'11" x 7'8" (3.04m x 2.34m)**

Walk-in double shower cubicle. 2x hand basins. Low-level W/C. Freestanding rolltop bathtub with decorative wood paneling behind. Tiled floor. LED downlighting. Velux skylight window to the rear aspect.

#### External

##### Front Elevation

Block-paved driveway leading to single garage with electric roller shutter door & courtesy door to the rear. Garden area laid to lawn with open access to the side & rear elevations.

##### Rear Elevation

Enclosed garden laid to lawn with hedgerow borders with views of the open countryside to the rear. Paved patio / outdoor seating space.

#### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

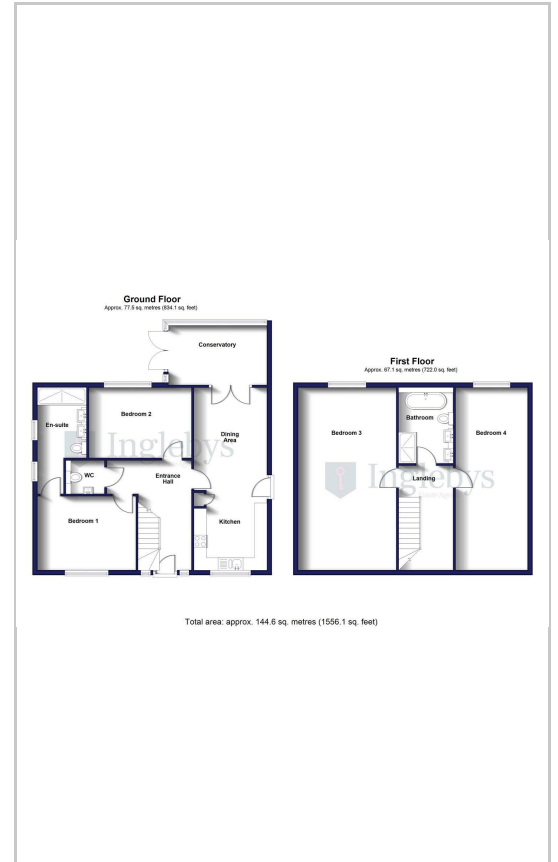
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

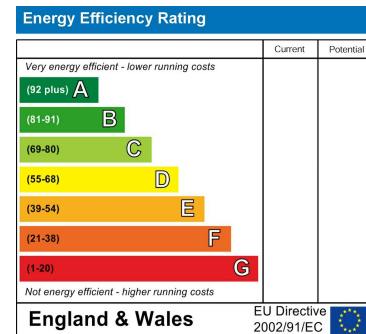
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com