

Hatterall Court, TS17 5DH
4 Bed - House - Detached
£294,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: D

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Hatterall Court
Ingleby Barwick TS17 5DH

Occupying an enviable corner plot within the highly sought-after Roundhill area of Ingleby Barwick, this impressive four-bedroom detached family home offers spacious, modern living throughout and is ideally positioned for excellent local amenities, highly regarded schools and commuter links.

The accommodation begins with a welcoming entrance hallway leading into a stylish modern lounge, which seamlessly flows through to the true heart of the home – a stunning open-plan kitchen/diner. The upgraded contemporary kitchen features a range of integrated appliances, an electric induction hob and ample dining space, making it perfect for both everyday family life and entertaining. French doors open directly onto the beautifully maintained west-facing rear garden, allowing plenty of natural light to flood the space. A separate utility room and convenient ground floor WC complete the downstairs accommodation.

To the first floor, there are four generously sized double bedrooms. The spacious master bedroom benefits from fitted wardrobes and a modern en-suite shower room, while two further bedrooms also feature fitted wardrobes, providing excellent storage solutions. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The substantial block-paved driveway provides off-street parking for six or more vehicles and leads to a single garage. The attractive rear garden enjoys a desirable west-facing aspect and has been designed for low-maintenance enjoyment, offering an ideal space for outdoor relaxation and entertaining.

Conveniently located within easy reach of local shops, amenities and highly regarded schools, the property also benefits from excellent transport connections to the A66, A19 and A174, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the size, quality and location of this exceptional family home.












BUSH
End
BUSH


















ARIANA
GRANDE











GROUND FLOOR

Entrance Hallway
5'11" x 13'3" (1.82m x 4.04m)

Living Room
10'11" x 13'3" (3.34m x 4.05m)

Kitchen / Diner
20'10" x 13'2" (6.36m x 4.02m)

Utility Room
5'5" x 5'5" (1.66m x 1.66m)

WC
5'4" x 3'4" (1.64m x 1.02m)

FIRST FLOOR

Landing
9'10" x 4'7" (3.01m x 1.42m)

Bedroom 1
10'7" x 10'8" (3.23m x 3.27m)

En-Suite
4'11" x 6'7" (1.50m x 2.01m)

Bedroom 2
8'9" x 12'8" (2.69m x 3.87m)

Bedroom 3
10'7" x 9'2" (3.24m x 2.81m)

Bedroom 4
8'7" x 10'10" (2.62m x 3.31m)

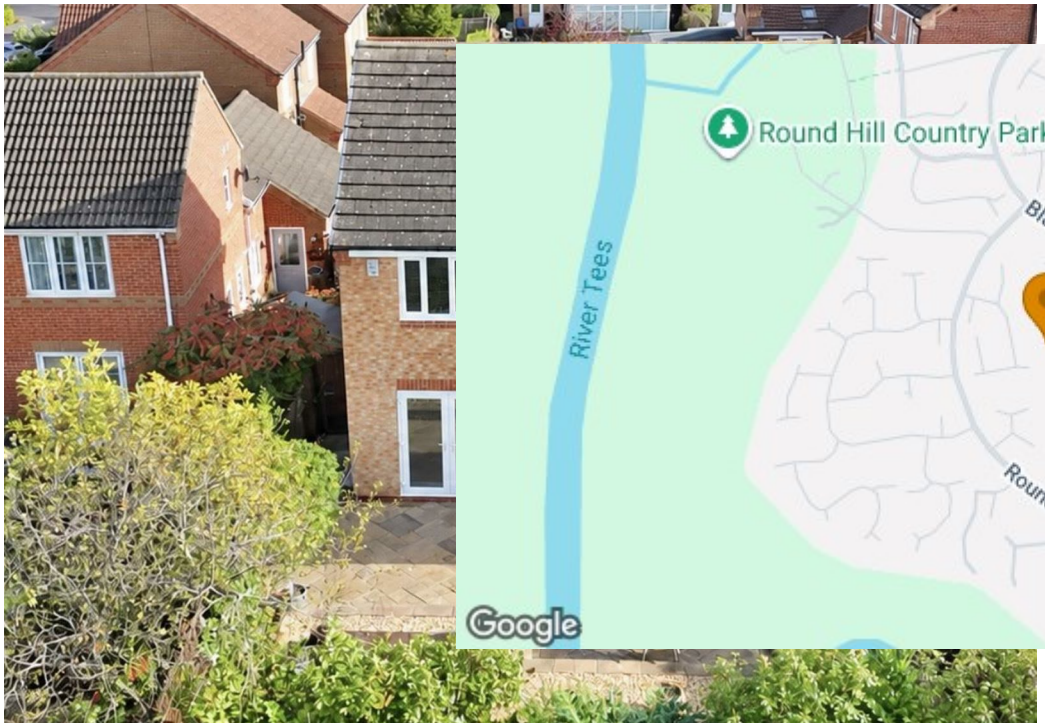
Bathroom
6'7" x 5'11" (2.02m x 1.82m)

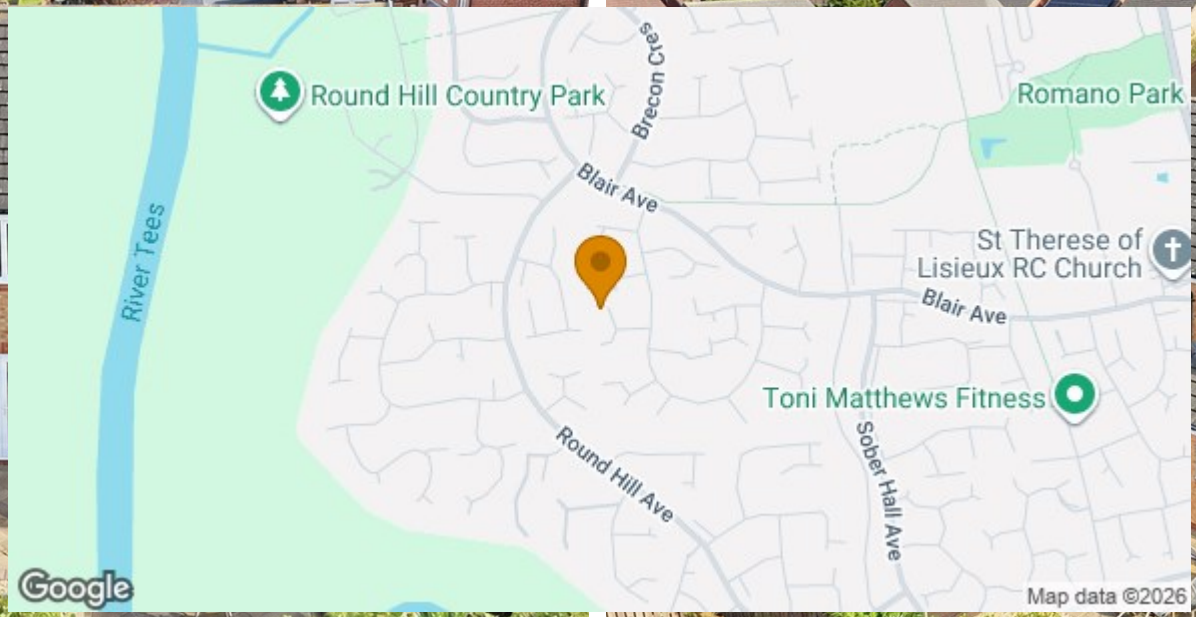
EXTERNALLY

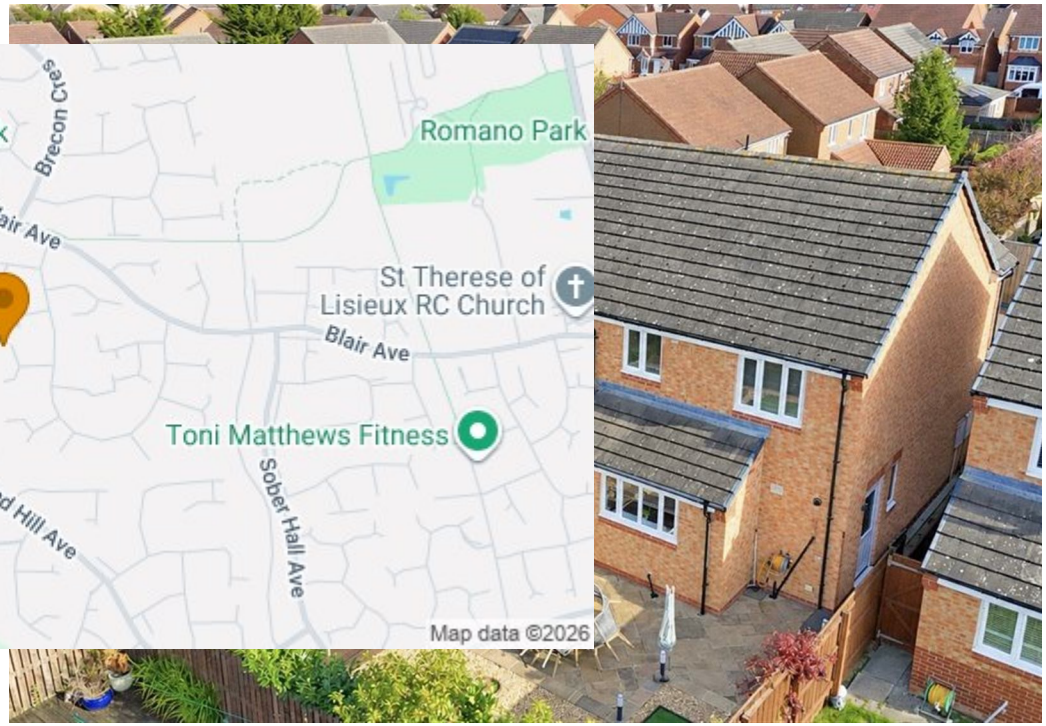
Garage
8'6" x 17'1" (2.61m x 5.22m)








Round Hill Country Park
Brecon Crescent
Romano Park
Blair Ave
River Tees
St Therese of Lisieux RC Church
Blair Ave
Toni Matthews Fitness
Round Hill Ave
Sober Hall Ave
Google
Map data ©2026







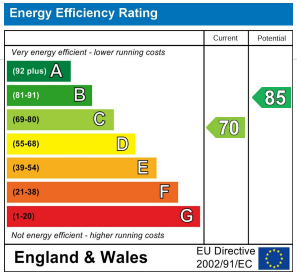
113.9 m²



(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.

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