**Hilston Close, Ingleby Barwick, TS17 5AG**
**4 Bed - House - Detached**
**£289,995**

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

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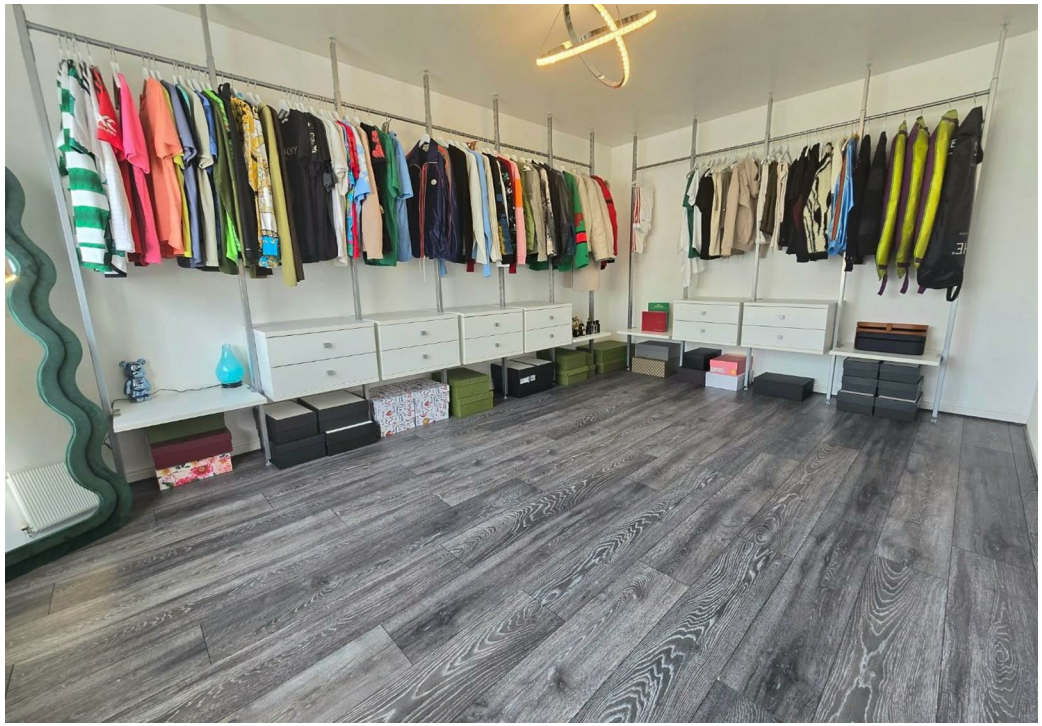


# Hilston Close, TS17 5AG

*** SOUTH WEST FACING GARDEN ***
*** DOUBLE WIDTH DRIVEWAY ***

This lovely spacious four bedroom detached property, situated within the sought after area of Broomhill, Ingleby Barwick in a attractive Cul-de-Sac Location.

The property briefly comprises of; Entrance Hall, Downstairs WC, Living Room (Currently Used as Dressing Room), Modern Kitchen with Gloss Fitted Units, Dining Room with French Doors to a Generous Sized Conservatory.
The First Floor provides; a Landing with Four Double Bedrooms (Master Bedroom with Built-In Wardrobes and En-Suite) and a Modern Family Bathroom.

Externally, the front of the property has a Double Width Driveway, Single Integral Garage, and Hedges around a well maintained lawn, whilst the rear of the property benefits from being South West Facing, with a Large Lawned Garden and Recently Fitted New Fences.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

**GROUND FLOOR**

**Entrance Hallway**
**14'6" x 5'8"**

**Living Room (Currently Dressing Room)**
**15'7" x 10'5"**

**Downstairs WC**
**5'6" x 3'0"**

**Kitchen**
**8'11" x 15'0"**

**Dining Room**
**10'2" x 10'4"**

**Conservatory**
**17'3" x 14'10"**

**FIRST FLOOR**

**Landing**
**6'4" x 3'4"**

**Bedroom 1**
**10'0" x 10'6"**

**En-Suite**
**4'8" x 7'5"**

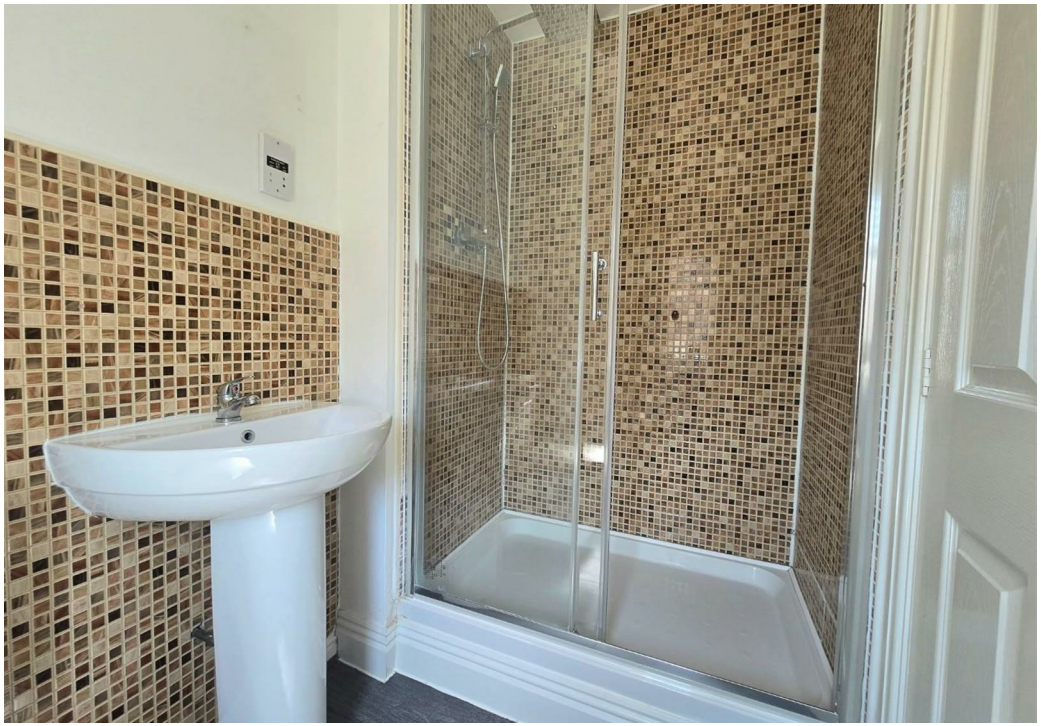
**Bedroom 2**
**10'0" x 8'4"**

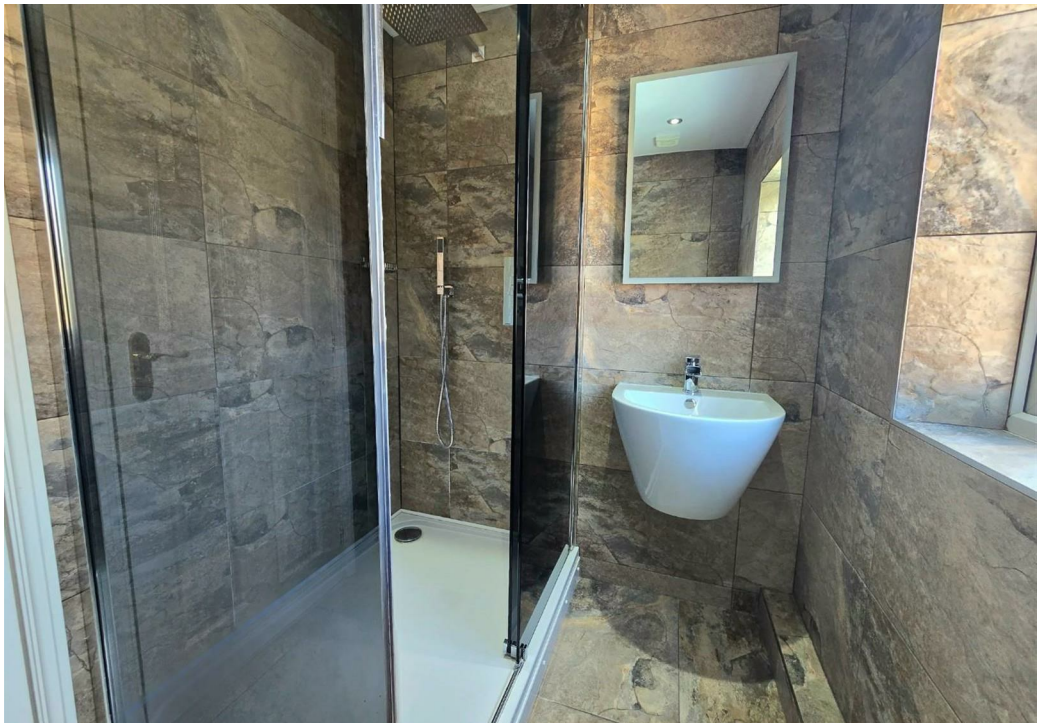
**Bedroom 3**
**8'8" x 8'3"**

**Bedroom 4**
**9'4" x 10'2"**

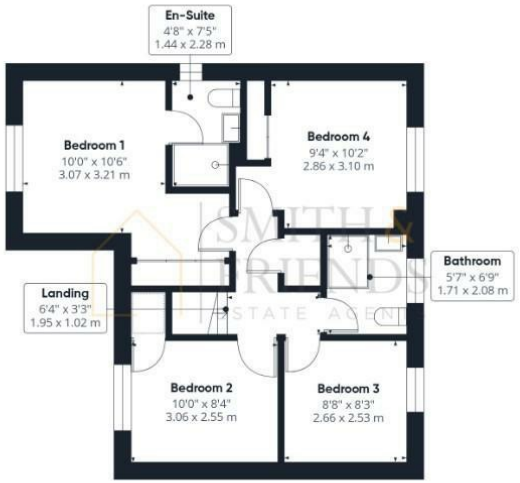
**Family Bathroom**
**5'7" x 6'9"**

**SINGLE GARAGE**
**16'0" x 8'2"**





Ground Floor




Floor 1

Approximate total area(1)
1416 ft²
131.5 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.

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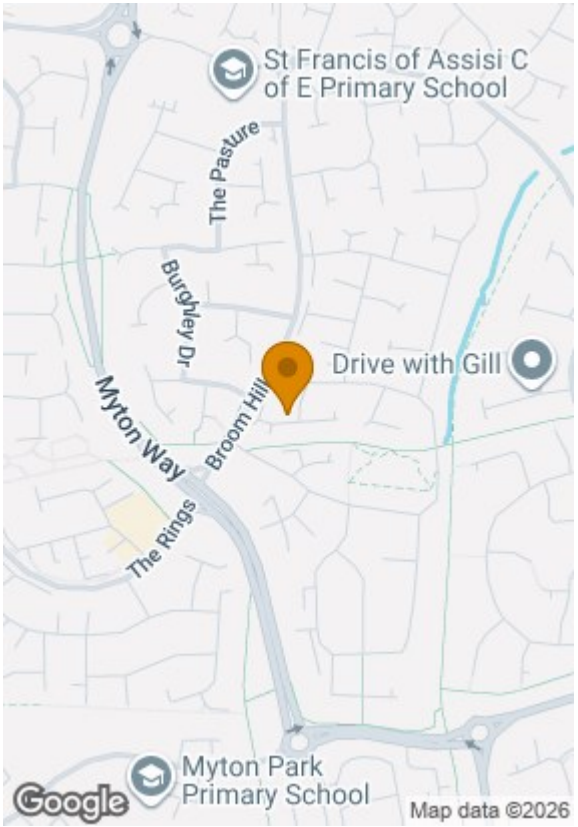


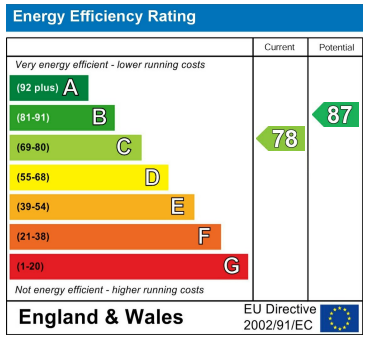


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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