

Hillbrook Crescent, Ingleby Barwick



£280,000





Sitting at the head of this attractive, and generous 'three property' private drive, this spacious former 'Show Home' will certainly prove popular, and early viewing is advised.

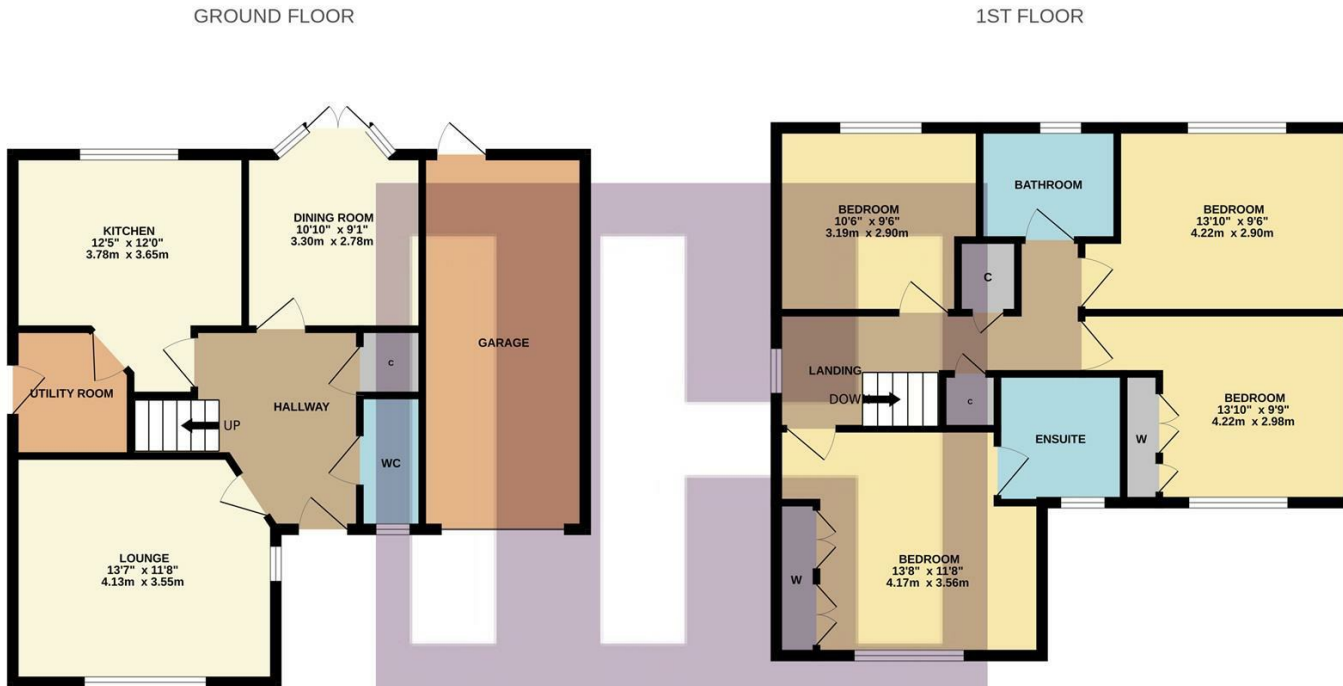
Built to this impressive design, which boasts the unusual feature of providing four double bedrooms, 'Master' with robes and ensuite, whilst further robes benefit bedroom two.

The full accommodation briefly comprises a welcoming entrance lobby, cloakroom/WC, spacious independent lounge, dining room with 'French' doors to the garden, separate fitted kitchen/breakfast room and utility to the ground floor. The first floor brings the afore mentioned four bedrooms, ensuite, and separate family bathroom.

The drive allows ample parking, with 'turning point' and is enclosed with a natural, established green barrier and railing, approaching the integral garage, with rear courtesy door. The rear garden is mature and well-tended, with patio and lawn, with the border bringing greenery, shrubs and planting.



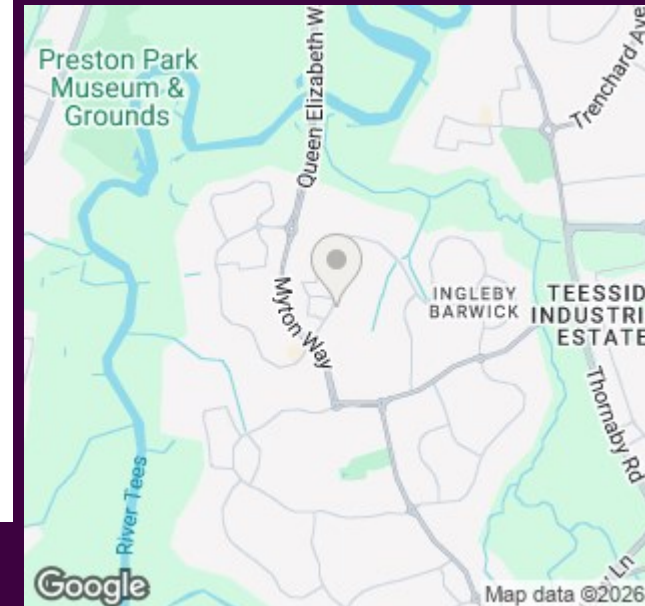
# The Layout



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy 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			
		75	79
EU Directive 2002/91/EC			
England & Wales		England & Wales	
EU Directive 2002/91/EC			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC			

# The Location



Council Tax Band:  
Tenure:

E  
Freehold



- Popular, large house design which delivers four double bedrooms
- Former 'Show Home' off generous private drive
- Available with 'No Forward Chain'
- Ample off-road parking, garage and attractive, established rear garden
- Favoured 'Broom Hill' area of Ingleby Barwick
- Independent lounge, separate dining room and modern kitchen/breakfast room



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