



**Hilden Park, TS17 5AJ**  
**4 Bed - House - Detached**  
**£290,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: E**





# Hilden Park

## Ingleby Barwick TS17 5AJ

Situated on a generous corner plot within the popular 'Broomhill' area of Ingleby Barwick, this impressive four-bedroom detached family home offers spacious, upgraded accommodation, modern interiors and excellent outdoor space — ideal for growing families.

The standout feature of this home is the beautifully re-fitted kitchen, thoughtfully designed with a stunning central island as its focal point, complete with an integrated wine cooler. The kitchen also boasts A stylish brick-effect tiled wall, a dual range gas cooker with oven, integrated microwave and dishwasher — creating a sleek yet practical space perfect for entertaining and family life.

The ground floor further benefits from two generous reception rooms, offering flexibility for a formal dining room, home office or playroom, along with a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, two of which include fitted wardrobes. The property has been enhanced with two newly fitted contemporary shower rooms, finished to a high standard. A boarded loft provides valuable additional storage space.

Externally, the home continues to impress with a good-sized family garden, a single detached garage and driveway parking for two vehicles. The property also benefits from solar panels which are owned outright, offering improved energy efficiency and long-term savings.

Ideally positioned close to outstanding local schools, shops, amenities and excellent transport links to the A19 and A66, this superb family home combines space, style and convenience.

Early viewing is highly recommended - contact Smith & Friends Ingleby Barwick



















## GROUND FLOOR

### Entrance Hallway

3'2" x 14'7" (0.99m x 4.45m)

### Living Room

10'2" x 15'9" (3.12m x 4.81m)

### Dining Room

9'1" x 10'8" (2.78m x 3.26m)

### Kitchen

15'9" x 14'3" (4.82m x 4.35m)

### W/C

4'11" x 4'7" (1.50m x 1.40m)

## FIRST FLOOR

### Bedroom 1

13'11" x 9'6" (4.26m x 2.91m)

### En-Suite

4'0" x 6'9" (1.23m x 2.06m)

### Family Bathroom

5'7" x 6'11" (1.72m x 2.13m)

### Bedroom 2

13'1" x 8'10" (4.00m x 2.71m)

### Bedroom 3

10'1" x 9'3" (3.08m x 2.82m)

### Bedroom 4

6'11" x 6'5" (2.11m x 1.98m)

### Landing

9'3" x 4'7" (2.84m x 1.40m)

## EXTERNALLY

### Garage

9'1" x 17'2" (2.79m x 5.24m)











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1303 ft<sup>2</sup>  
121 m<sup>2</sup>

(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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

**Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH**  
**Tel: 01642 762944**  
**inglebybarwick@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**



**SMITH & FRIENDS**  
ESTATE AGENTS