



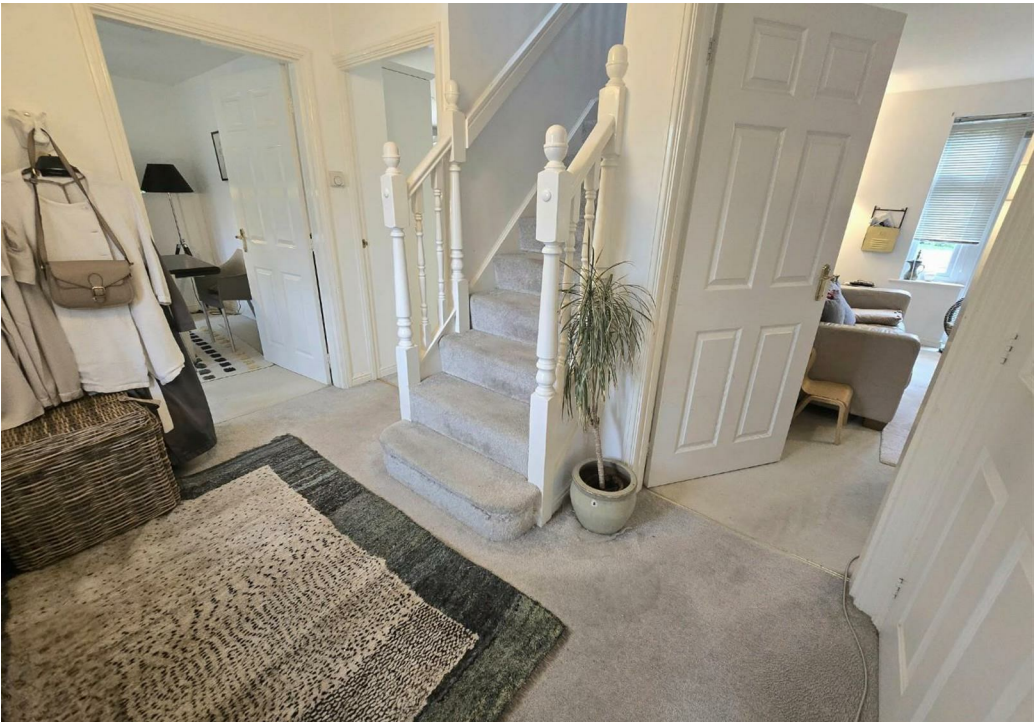
**Hillbrook Crescent, Ingleby Barwick, TS17 5BN**  
**4 Bed - House - Detached**  
**Offers Over £324,995**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS







**Hillbrook Crescent, TS17 5BN**

\*\*\* IDEAL FAMILY HOME \*\*\*  
\*\*\* FOUR BEDROOM DETACHED PROPERTY \*\*\*  
\*\*\* DOUBLE GARAGE WITH PLENTY OF OFF ROAD PARKING \*\*\*

New to the Market, this well positioned Four Bedroom Detached Family Home occupying a generous size plot with ample of off street parking for up to four cars leading to a detached double garage, located within the popular area of Broomhill, Ingleby Barwick.

The property briefly consists of; an entrance hall with ground floor cloakroom/WC, spacious lounge with French doors to the rear garden, separate dining room and adjacent across the hall there is an office/second sitting room. To the rear of the property there is a stylish and modern kitchen diner, with integrated dishwasher, fridge-freezer, microwave and oven including gas hob and a separate utility room with access to the rear garden from both the kitchen and utility room.

The first floor provides; spacious landing leading to master bedroom complete with en-suite and built-in wardrobes, bedroom two is to the front offering a good size double room with built-in wardrobe and bedroom three is to the rear providing a third double room. Bedroom four is to the front aspect and offers a double or large single room and family bathroom with a three-piece bathroom suite comprising bathtub, separate shower cubicle, white suite and is fully tiled.

Externally, the front of the property has a small garden with ample parking to the side of the property for up to four cars, followed by a double detached garage. The rear of the property has a good sized lawn garden with a patio area and summer house at the back of the garden.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

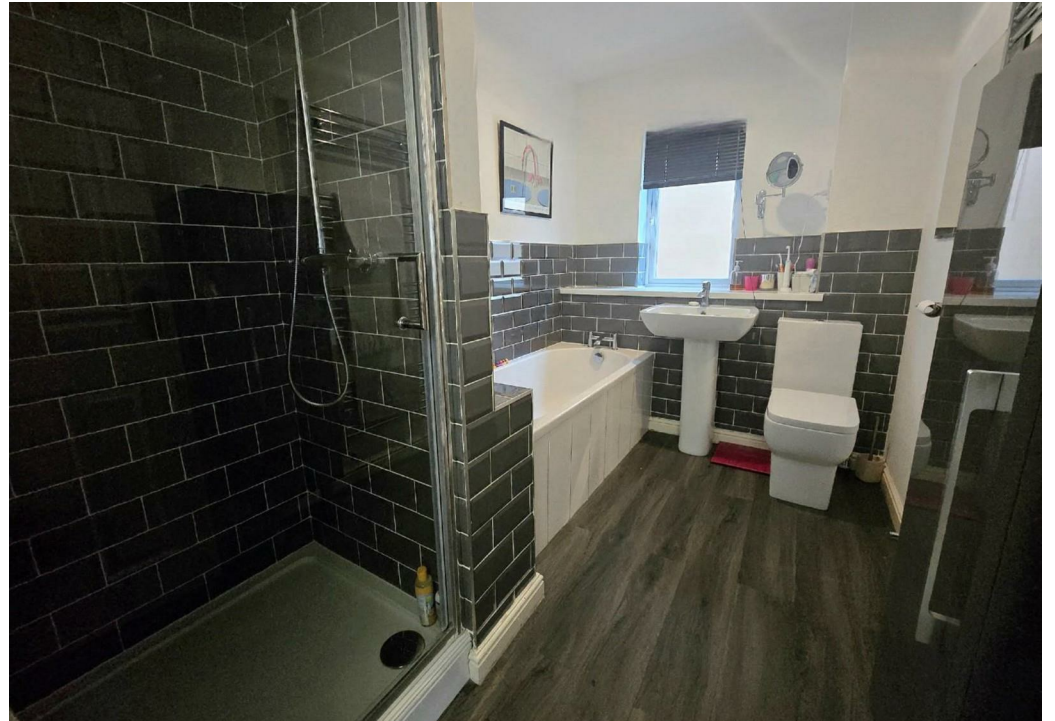
<b>GROUND FLOOR</b>	<b>Landing</b>
<b>Entrance Hallway</b>	<b>7'6" x 9'10"</b>
<b>Second Lounge</b>	<b>Bedroom 1</b>
<b>6'2" x 9'11"</b>	<b>11'3" x 10'9"</b>
<b>Downstairs Cloakroom / WC</b>	<b>En-Suite</b>
<b>3'4" x 5'4"</b>	<b>5'2" x 6'0"</b>
<b>Dining Room</b>	<b>Bedroom 2</b>
<b>10'3" x 10'2"</b>	<b>9'10" x 10'2"</b>
<b>Lounge</b>	<b>Bedroom 3</b>
<b>13'1" x 13'5"</b>	<b>9'0" x 10'2"</b>
<b>Kitchen / Diner</b>	<b>Bedroom 4</b>
<b>12'5" x 13'6"</b>	<b>7'6" x 10'2"</b>
<b>Utility Room</b>	<b>Family Bathroom</b>
<b>6'0" x 5'2"</b>	<b>6'3" x 9'5"</b>
<b>FIRST FLOOR</b>	<b>DETACHED DOUBLE GARAGE</b>















Ground Floor



Floor 1

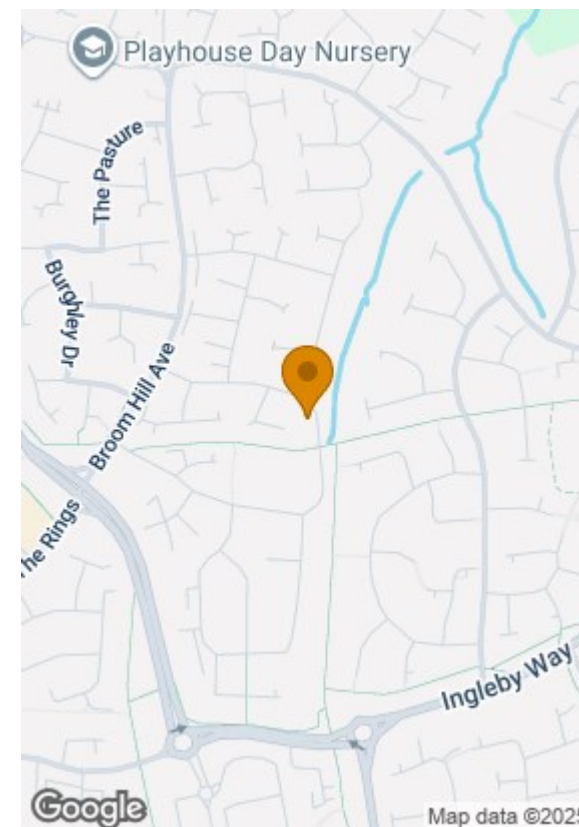
Approximate total area<sup>(1)</sup>  
1298.11 ft<sup>2</sup>  
120.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

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