



46 Hilton Road , Seamer, TS9 5LX

Located on a generous plot in the highly sought-after village of Seamer, on the edge of Stokesley, this detached property features large gardens to the front, side, and rear. The home offers a rare combination of space, privacy, and open views, all within easy reach of the A19, A66, and A1. It provides a quiet, rural setting with convenient access to both Stokesley and Yarm.

The property features a flexible layout ideal for family living, with two double bedrooms on the ground floor, both with built-in wardrobes, a family bathroom, and a convenient WC. The heart of the home is the spacious kitchen/dining room, which comes fully equipped with an integrated double oven, hob, extractor, dishwasher, washing machine, and fridge freezer. A generous lounge with a fireplace and bright conservatory provide further living space, with views over the garden and beyond. Upstairs, you'll find two further double bedrooms, both benefiting from en suite bathrooms.

Additional features include double glazing, oil central heating, double garage with electric remote controlled door, and ample parking. The home is positioned to enjoy uninterrupted views towards the Cleveland Hills,

£475,000

46 Hilton Road

, Seamer, TS9 5LX



- DETACHED HOUSE
- WRAP AROUND GARDENS
- CONSERVATORY
- SOUGHT-AFTER LOCATION
- 4 BEDROOMS
- OVERLOOKING OPEN FIELDS
- DETACHED DOUBLE GARAGE WITH POWER
- 2 EN SUITES PLUS FAMILY BATHROOM
- DOWNSTAIRS WC
- AMPLE PARKING

HALL

LOUNGE

19'10" x 13' (6.05m x 3.96m)

KITCHEN/DINING ROOM

19'10" x 9'10" (6.05m x 3.00m)

DOWNSTAIRS WC

4'5" x 3'7" (1.35m x 1.09m)

CONSERVATORY

BEDROOM THREE

13'11" x 11'10" (4.24m x 3.61m)

BEDROOM FOUR

10'11" x 10'11" (3.33m x 3.33m)

BATHROOM

8'9" x 7'5" (2.67m x 2.26m)

LANDING

BEDROOM ONE

17'1" x 14'2" (5.21m x 4.32m)

ENSUITE

6' x 4'4" (1.83m x 1.32m)

BEDROOM TWO

14'8" x 13'10" (4.47m x 4.22m)

ENSUITE

7'1" x 6'1" (2.16m x 1.85m)

AML PROCEDURE

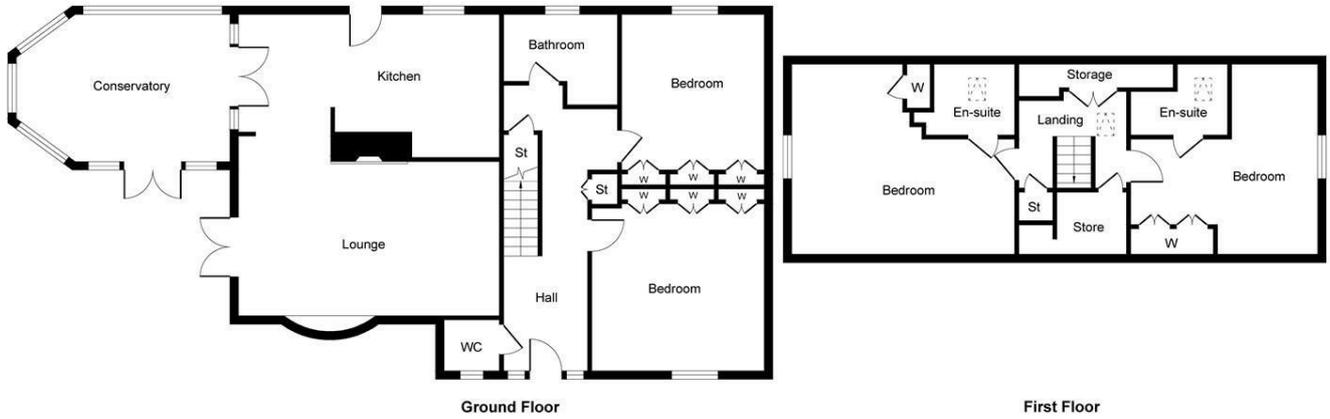


Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	