



Moorberries  
Hilton, Yarm

REDUCED TO £525,000

ENERGY RATING: C-76

An outstanding and significantly extended detached family offering spacious and versatile living boasting five bedrooms, modern kitchen with bi-folding doors opening to the garden, family bathroom, two en-suite shower rooms and a cloaks/WC. Set in an idyllic and small cul-de-sac, the immaculately presented living accommodation comprises; entrance hall, 21 ft. lounge, extended modern kitchen/dining room, cloaks/WC with a fifth bedroom & en-suite completing the ground floor, a spacious first floor landing, master bedroom with wardrobes & en-suite, three further bedrooms and a family bathroom. There is a lawn to the front of the property with a large driveway leading to a double garage with two remote controlled electric doors, power & lighting and the recently installed heating system. To the rear is a stunning landscaped garden with large lawn and patio areas. Energy Rating: C-76. Council Tax Band F £3,775.18pa



- Five Bed Detached Family Home • Recently Extended & Refurbished • Excellent Kitchen with Bi-folds to Garden

### Entrance Hall

Composite entrance door, staircase to first floor, understair storage cupboard, coving and a radiator.

### Lounge

6.62m (into bay) x 3.36m (21'8" (into bay) x 11'0")

Front aspect UPVC double glazed bay window, feature marble effect fireplace with inset gas living flame fire, solid oak flooring, coving, dado rail, radiator and double doors leading to:



### Extended Kitchen/Dining Room

4.59m x 8.91m (max.) (15'0" x 29'2" (max.))

Rear aspect Bi-folding doors opening to the garden, UPVC double glazed window and three Velux windows. A range of grey high gloss base & wall units with breakfast island, marble effect worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink with mixer tap. Electric hob with extractor hood over, built-in oven & microwave, concealed washing machine and space for an American style fridge/freezer.



### Cloaks/WC

Vanity unit housing wash basin, low level WC, part tiled walls, tiled floor and a chrome heated towel rail.

### Bedroom Five

3.29m (into bay) x 3.35m (10'9" (into bay) x 10'11")

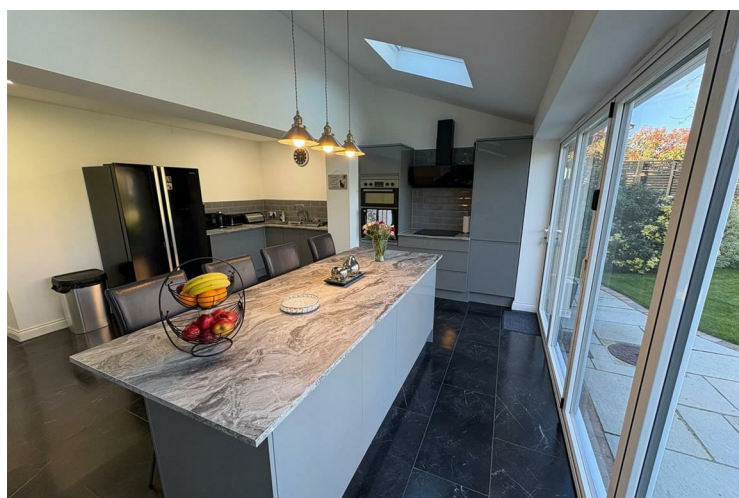
Front aspect UPVC double glazed bay window, coving and a radiator.

### En-Suite

Enclosure with thermostatic mixer shower, vanity unit housing wash basin, low level WC, part tiled walls, chrome heated towel rail and an extractor fan.

### First Floor Landing

Front & side UPVC double glazed windows, spindle staircase, storage cupboard, and access to loft.



- Bathroom, 2 En-Suites & Cloaks/WC • Beautifully Landscaped Gardens • Double Garage & Drive for 4 Cars • Energy Rating: C-76 • Council Tax Band F £3,775.18



### Bedroom One

3.15m x 3.43m (10'4" x 11'3")

Rear aspect UPVC double glazed window, built-in wardrobes, spot lights and a radiator.

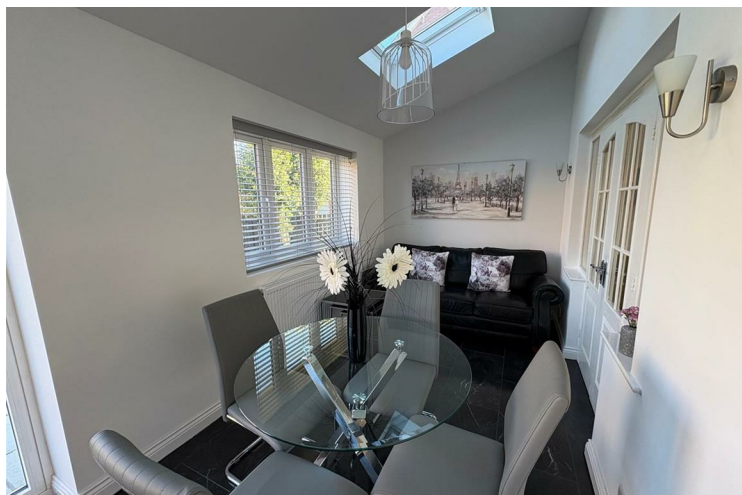
### En-Suite

Rear aspect UPVC double glazed window, enclosure with thermostatic mixer shower, wash basin, low level WC, spot lights, chrome heated towel rail and an extractor fan.

### Bedroom Two

2.68m x 3.45m (8'9" x 11'3")

Front aspect UPVC double glazed window, mirrored sliding wardrobes and a radiator.



### Bedroom Three

1.99m x 3.42m (6'6" x 11'2")

Front aspect UPVC double glazed window and a radiator.

### Bedroom Four

2.54m x 2.28m (8'3" x 7'5")

Rear aspect UPVC double glazed window and a radiator.

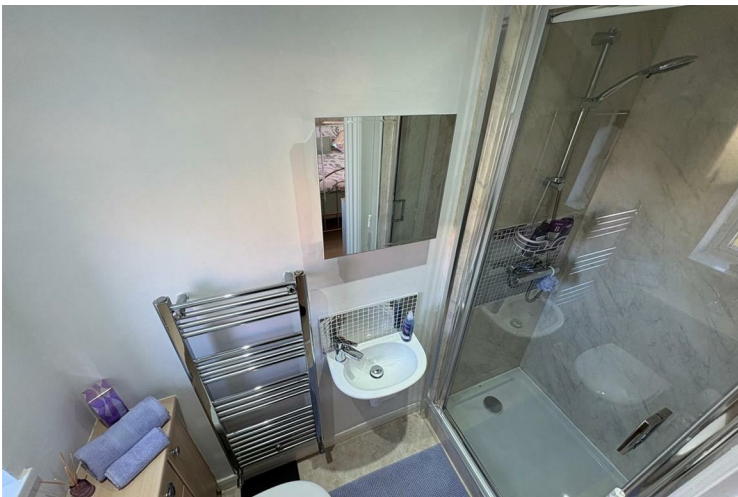
### Family Bathroom

White suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin, low level WC, spot lights and a radiator.

### Externally

There are lawns to the front of the property with a large driveway providing parking for upto four cars and leads to a double garage with two remote controlled electric doors. To the rear is a stunning, landscaped garden with shaped lawn, extensive stone patio, gravelled borders with plants, shrubs & trees and a wooden storage shed.



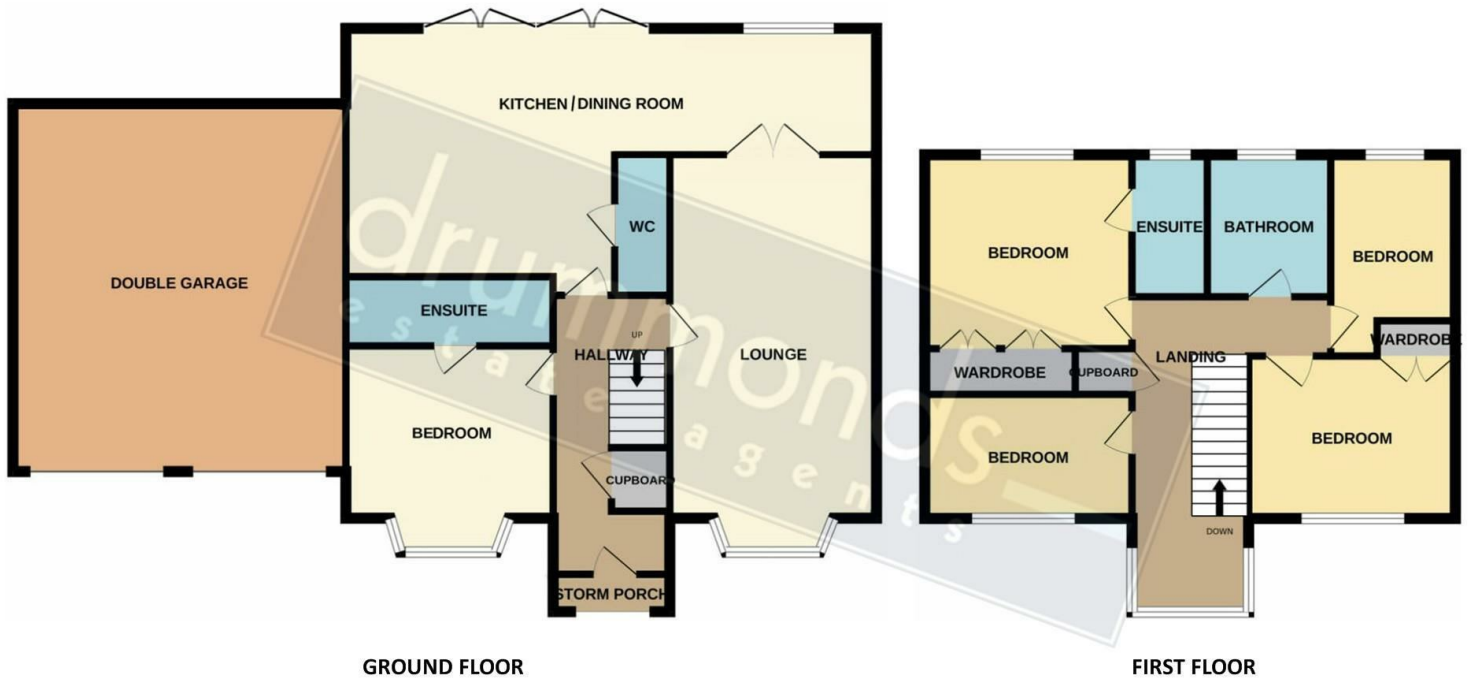




## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band F  
**Viewings** - By Appointment Only

**Floor Area** - 1270.00 sq ft  
**Tenure** - Freehold



MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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