



Hawkstone Close, Wolviston Court

Billingham



Offers Invited Between £325,000 & £350,000



Hawkstone Close

Wolviston Court, Billingham

Occupying a prime position on a corner plot within the sought-after Wolviston Court area of Billingham, this extended four-bedroom detached residence boasts a stylish and spacious living environment that is sure to impress. The property features two bathrooms along with a convenient ground floor WC, providing practicality for modern family living. The interior layout showcases a wealth of accommodation, including an entrance hall, a comfortable lounge, an open-plan kitchen diner, a study for home office needs, a family room with patio doors opening out onto the large rear garden, as well as a utility room for added convenience. Upstairs, a landing leads to a bathroom, a shower room, and four well-appointed bedrooms, ensuring ample space for the whole family.

The property benefits from the convenience of a driveway and garage, along with UPVC double glazing and gas central heating for energy efficiency. The expansive rear garden offers a tranquil retreat for outdoor relaxation and entertaining, ideal for enjoying alfresco dining in the warmer months. Whether seeking a peaceful retreat or a versatile family home, this property's location, combined with its generous internal layout and external space, makes it an attractive option for those looking to settle in a popular residential area. Don't miss the opportunity to make this well-presented, extended home your own and enjoy the lifestyle it has to offer in this desirable corner of Wolviston Court.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

Kitchen/Diner

11' 4" x 26' 6" (3.45m x 8.08m)

Study

5' 6" x 8' 7" (1.68m x 2.62m)

Family Room

11' 9" x 15' 5" (3.58m x 4.70m)

Utility Room

Ground Floor Wc

Landing

Bathroom

9' 6" x 6' 8" (2.89m x 2.03m)

Shower Room

Bedroom One

12' 9" x 10' 4" (3.89m x 3.15m)

Bedroom Two

8' 8" x 15' 7" (2.64m x 4.75m)

Bedroom Three

8' 8" x 10' 4" (2.64m x 3.15m)

Bedroom Four

10' 4" x 8' 8" (3.15m x 2.64m)

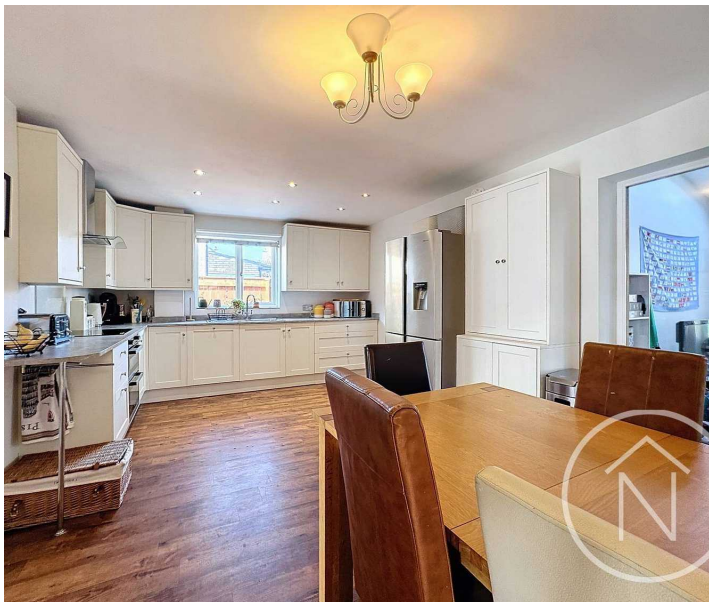
Garden

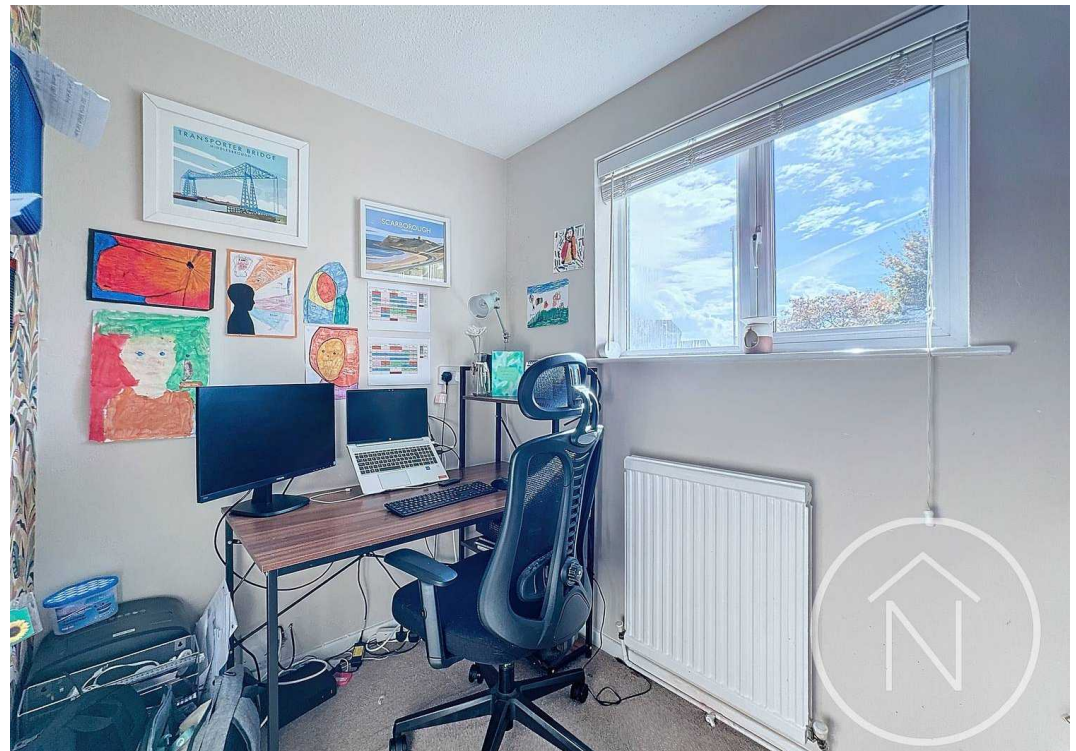
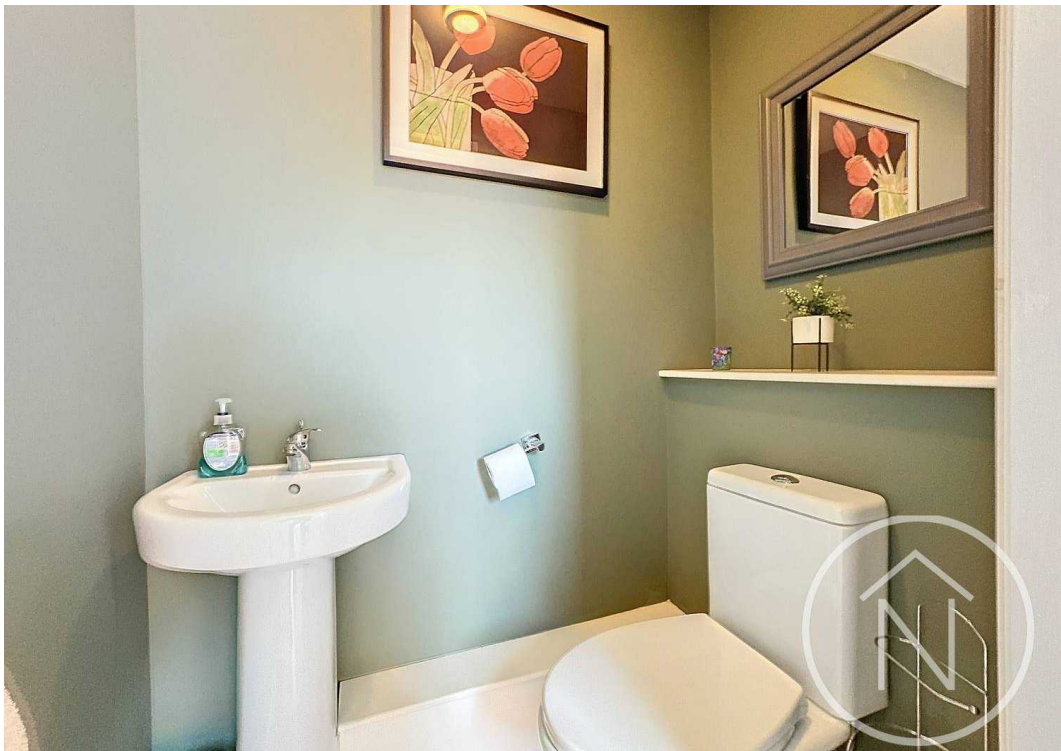
Driveway

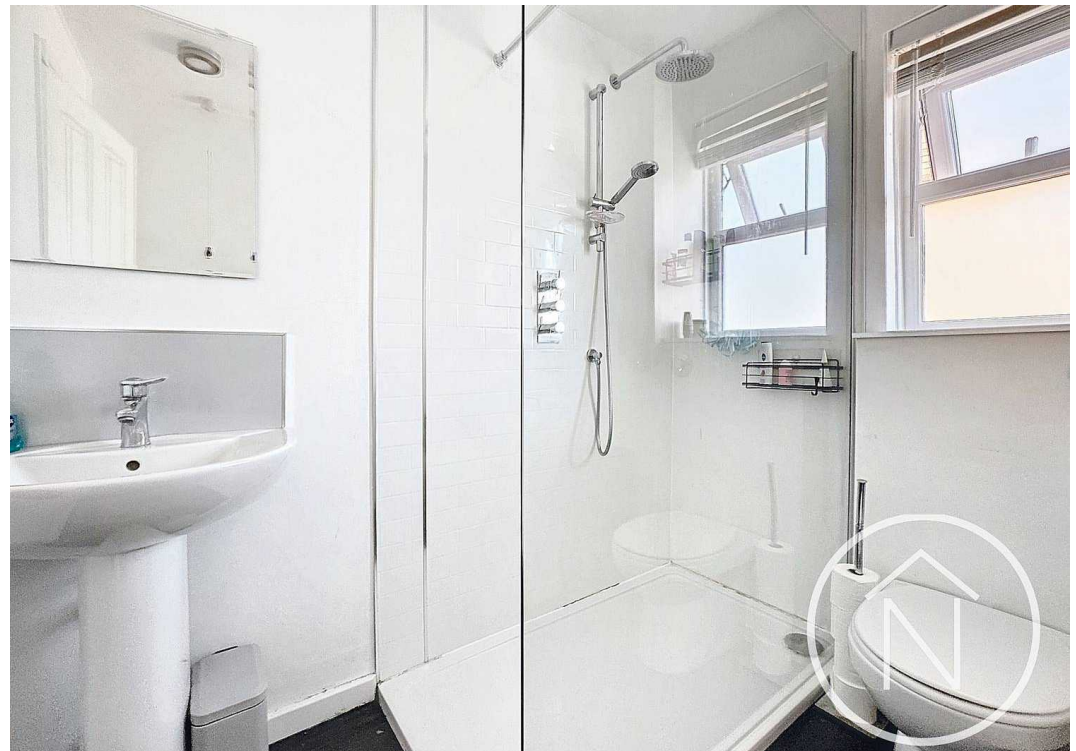
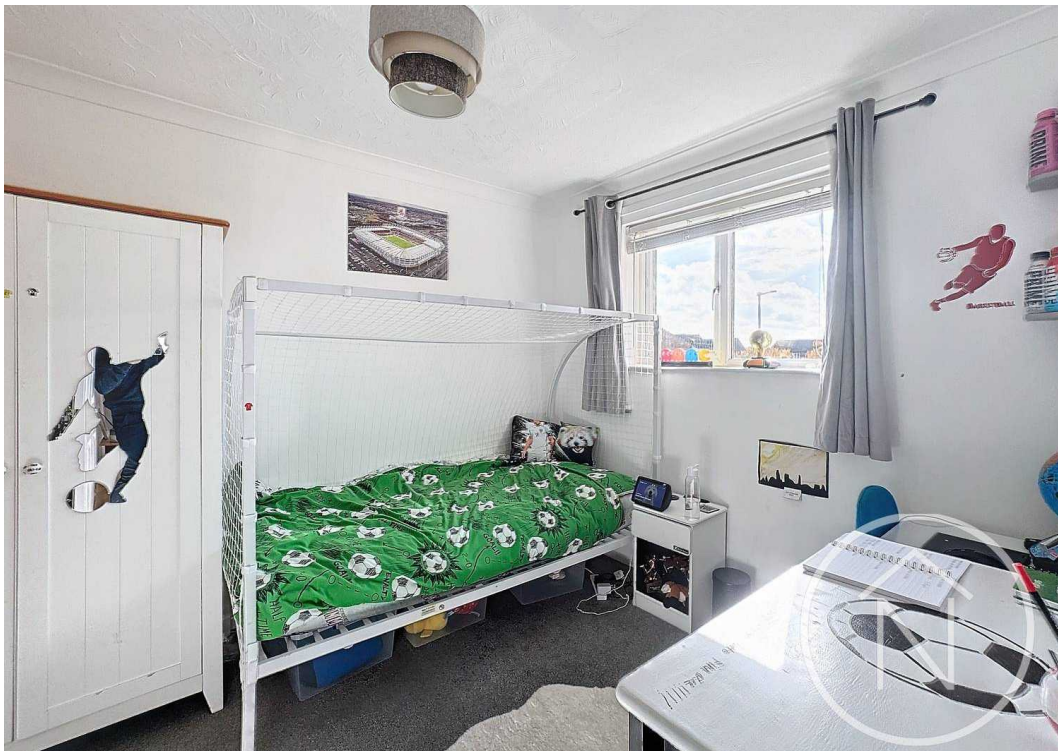
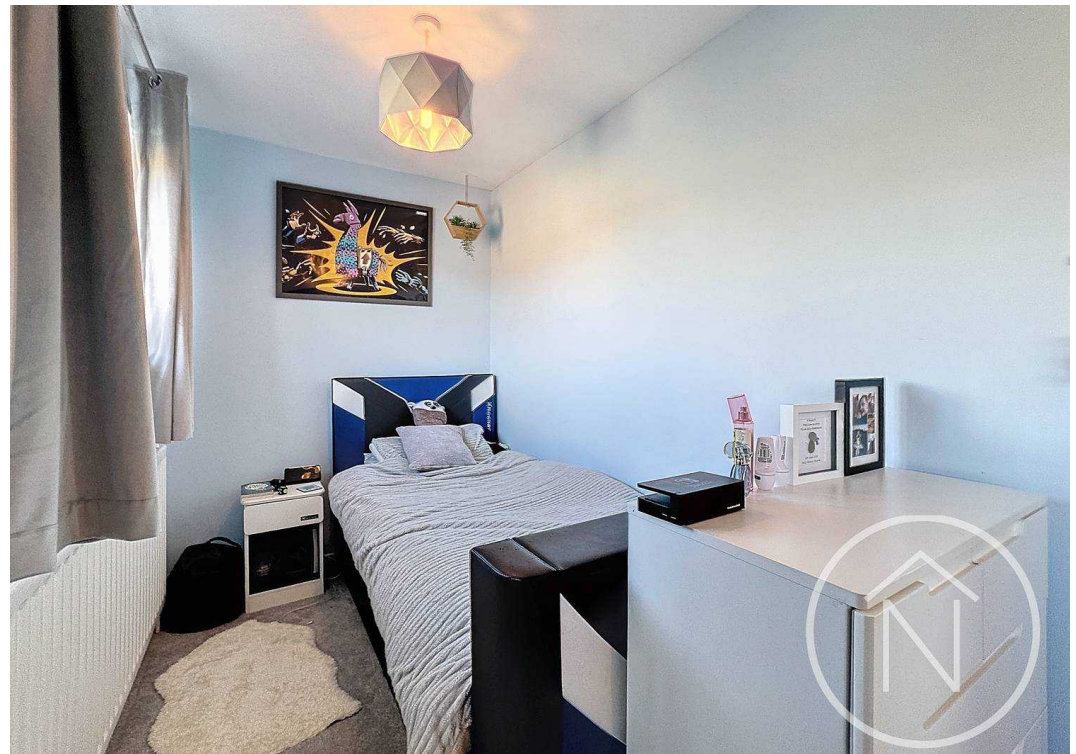
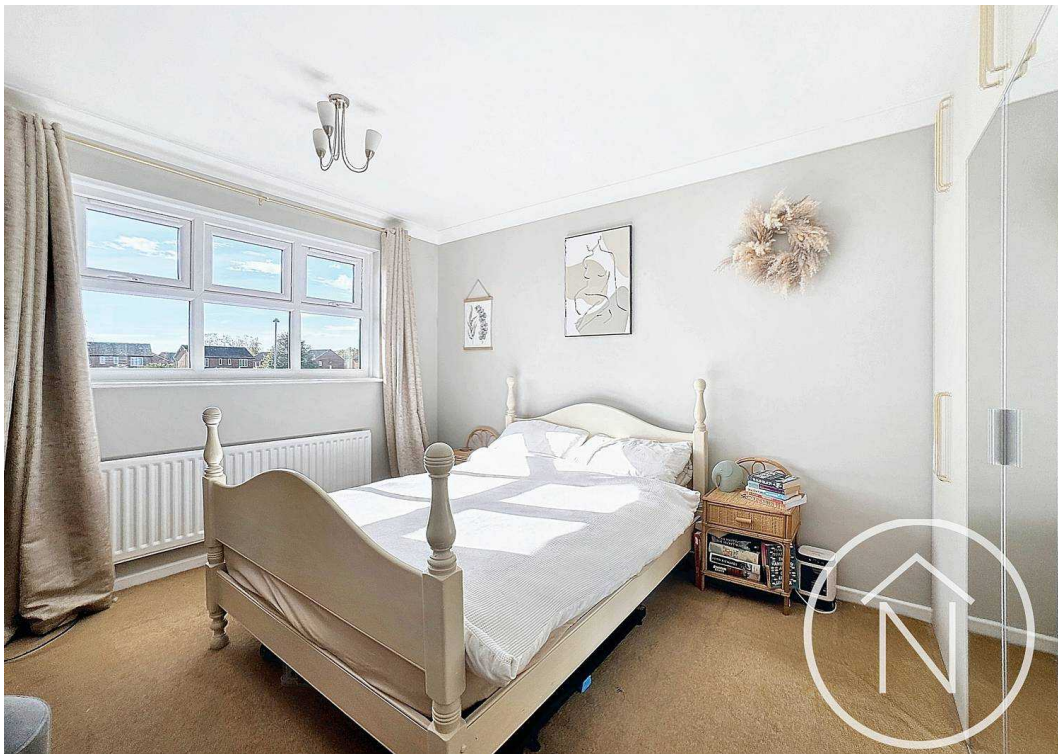
2 Parking Spaces

Garage

Single Garage



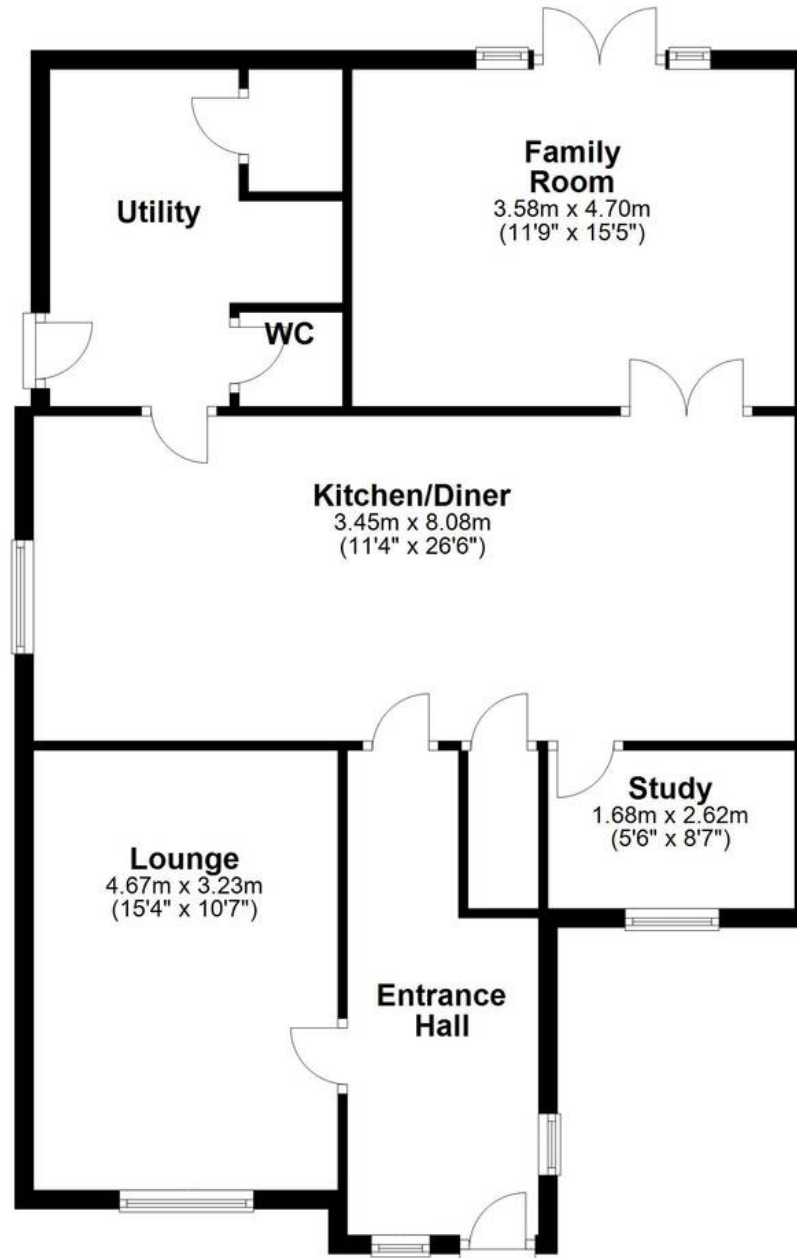






Ground Floor

Approx. 88.4 sq. metres (951.0 sq. feet)



Total area: approx. 146.2 sq. metres (1573.7 sq. feet)

floor plan(s) by Northgate² for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.