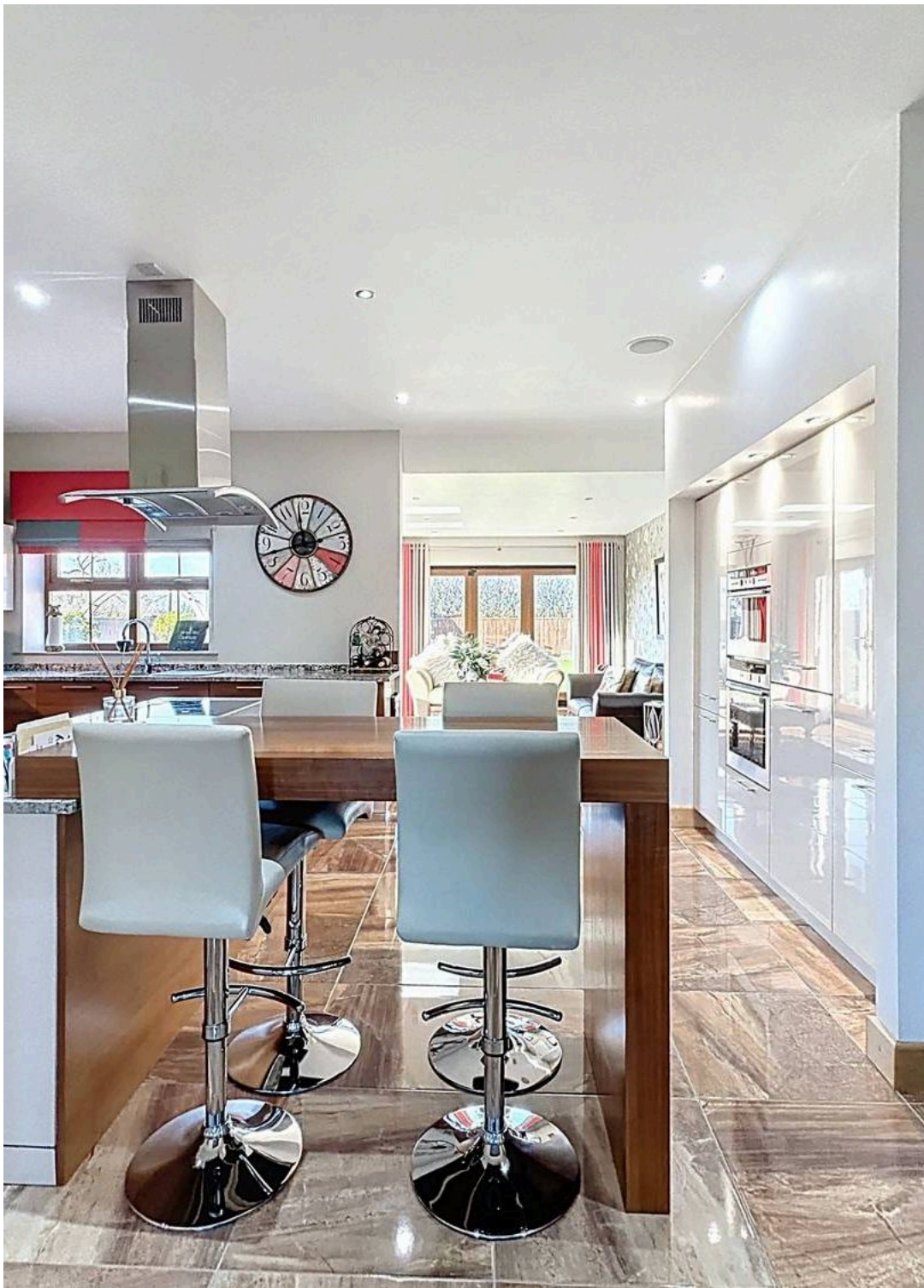




The Ashes Coal Lane, Wolviston



Offers Over £700,000



The Ashes, Coal Lane

This exceptional six-bedroom, four-bathroom detached home located in Wolviston Village, epitomises modern family living, blending generous proportions with exquisite contemporary design. Across its three impressive storeys, the home offers five versatile reception rooms, each thoughtfully crafted to maximise comfort, style, and abundant natural light. The inviting entrance hall sets a sophisticated tone with polished tile flooring, a striking wooden staircase, and elegant chandelier lighting. The heart of the home is the stunning open-plan kitchen and living area, featuring sleek kitchen units, granite countertops, integrated appliances, and a central island with a breakfast bar. Seamless indoor-outdoor living is achieved through bi-fold doors that connect the principal rooms to an expansive, well-maintained garden and patio spaces, ideal for entertaining and family gatherings.

Every detail throughout the property has been designed with luxury and practicality in mind. The bedrooms are spacious and bright, boasting built-in wardrobes, feature walls, and private balcony access with scenic countryside views. The master suite benefits from an en-suite bathroom finished with contemporary fixtures. Bathrooms are meticulously appointed with walk-in showers, large bath-tubs, mosaic tile backsplashes, and panoramic windows enjoying the views to the rear. Versatile spaces, including a light-filled home gym, offer flexibility for work, fitness, or relaxation. The property's exterior is equally impressive, featuring a modern brick façade, double garage, ample off-road parking, and a private driveway accommodating multiple vehicles. The beautifully landscaped gardens include a large lawn, decorative hedges, and various seating and dining areas - perfect for entertaining or quiet reflection. Additional high-value features include skylights, modern fireplaces, sophisticated lighting fixtures, and open-plan dining areas with direct garden access. With its harmonious blend of contemporary luxury, abundant space, and exceptional indoor-outdoor living, this remarkable detached home offers an unrivalled opportunity for families seeking privacy, comfort, and style in a truly premium setting.



Porch

Entrance Hall

WC

Lounge

17' 9" x 19' 0" (5.41m x 5.79m)

Kitchen

10' 0" x 13' 8" (3.05m x 4.17m)

Dining Room

11' 0" x 14' 0" (3.35m x 4.27m)

Garden Room

14' 7" x 14' 0" (4.45m x 4.27m)

Study

10' 1" x 10' 6" (3.07m x 3.20m)

Utility Room

7' 5" x 11' 0" (2.27m x 3.36m)

Gym

19' 2" x 17' 2" (5.85m x 5.24m)





Landing

Bathroom

6' 6" x 6' 8" (1.98m x 2.03m)

Bedroom 1

14' 0" x 15' 0" (4.27m x 4.57m)

Walk-in Wardrobe

En-suite

4' 3" x 7' 6" (1.30m x 2.29m)

Bedroom 2

14' 0" x 15' 0" (4.27m x 4.57m)

Bedroom 3

11' 0" x 14' 0" (3.35m x 4.27m)

Bedroom 4

11' 0" x 14' 0" (3.35m x 4.27m)

Shower Room

6' 6" x 10' 6" (1.98m x 3.20m)

Bedroom 5

11' 0" x 13' 0" (3.35m x 3.96m)

Bedroom 6

11' 0" x 13' 0" (3.35m x 3.96m)

Garage

19' 2" x 17' 1" (5.85m x 5.20m)

DOUBLE GARAGE





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.

Council Tax band: G

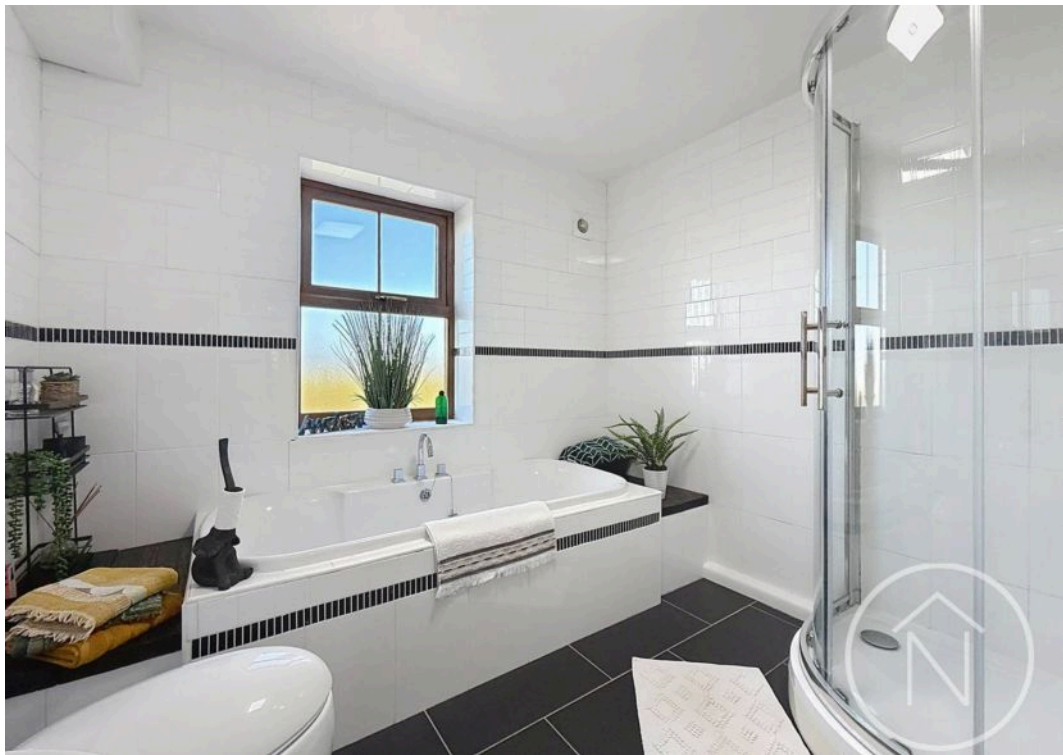
Tenure: Freehold

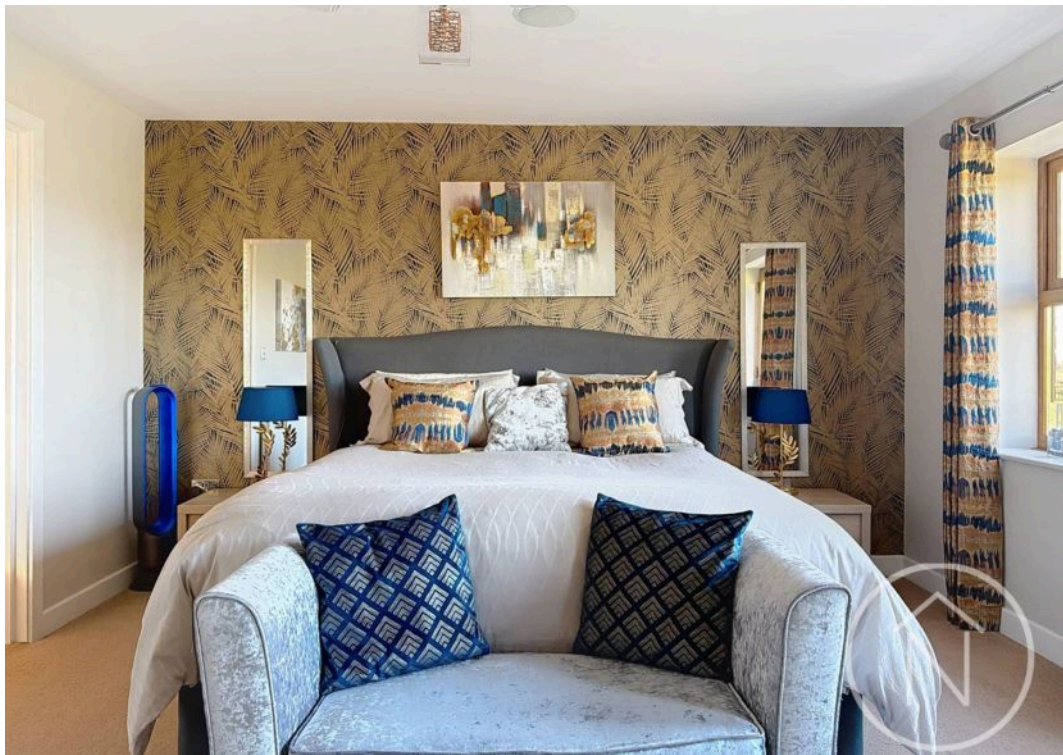
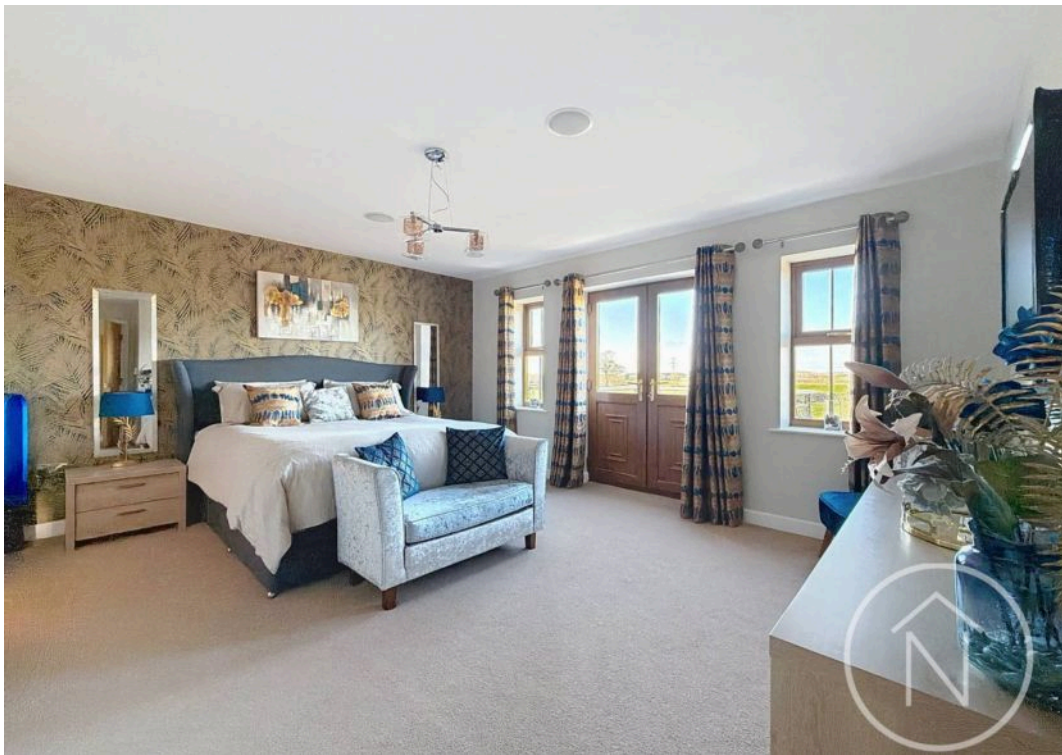
EPC Energy Efficiency Rating: C

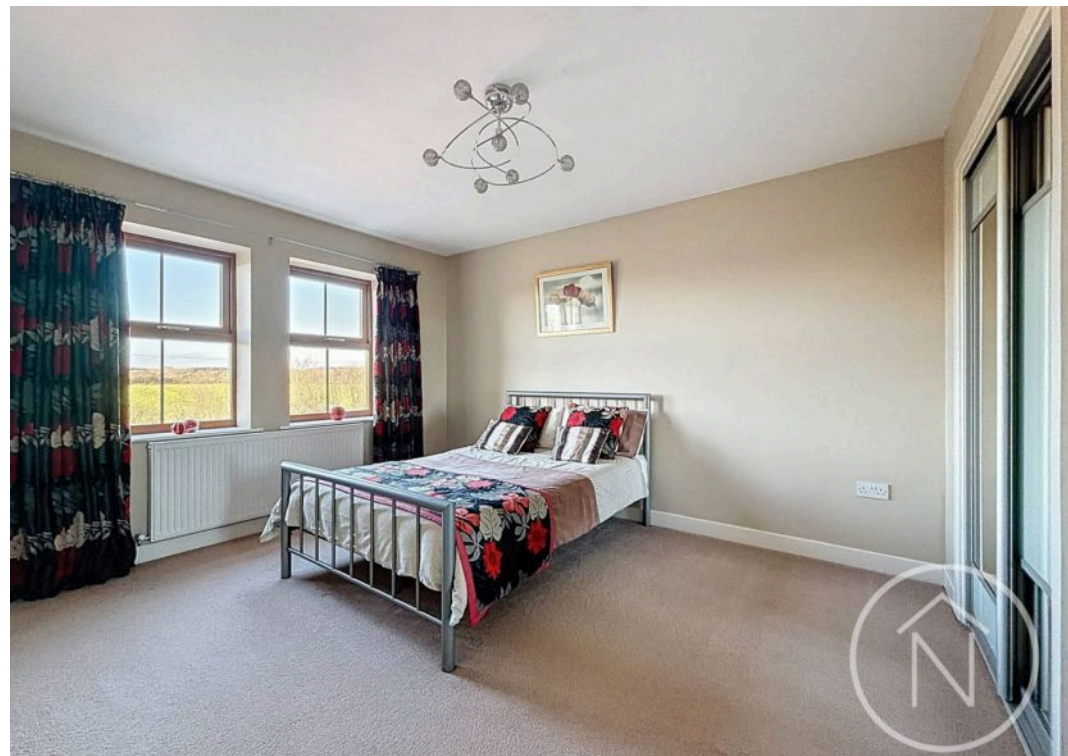
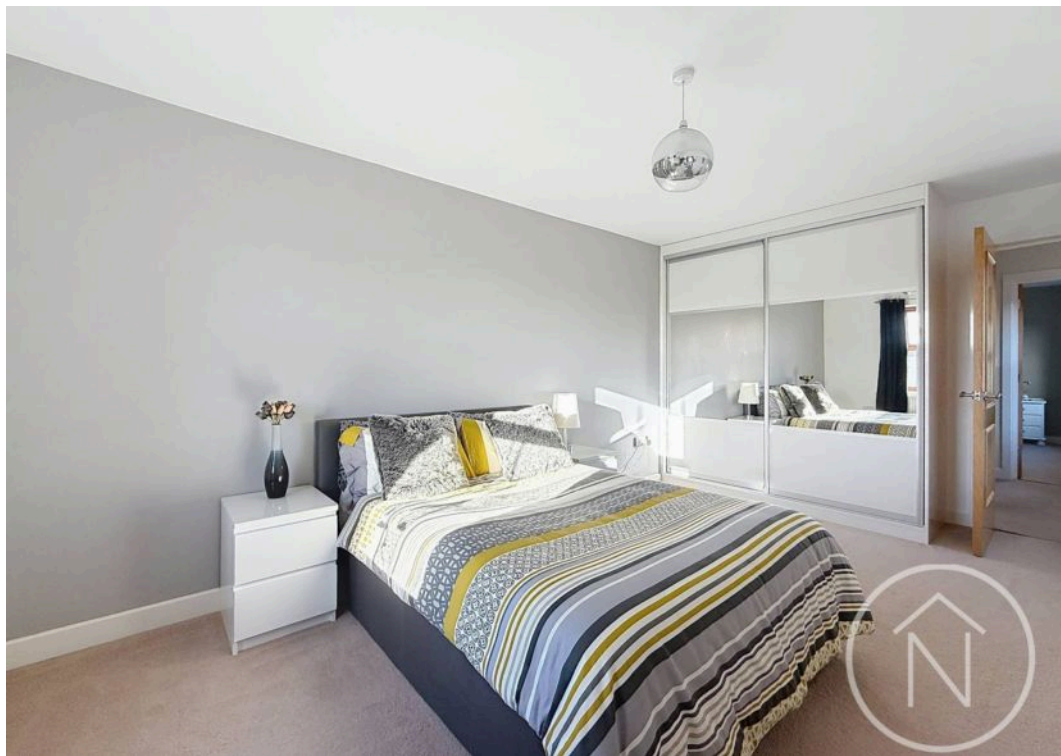
EPC Environmental Impact Rating: C

DOUBLE GARAGE

















Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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