



## 4 Bronte Way

Wolviston Grange, Billingham, TS23 3GR

**£360,000**



Sensible Offers Invited - For Sale With No Onward Chain! Nestled In The Desirable Area Of Bronte Way, Wolviston Grange, This Stunning Detached House Offers A Perfect Blend Of Modern Living And Spacious Comfort. With Four Well-Proportioned Bedrooms, This Property Is Ideal For Families Or Those Seeking Extra Space For Guests Or A Home Office. The Ground Floor Features A Versatile Bedroom That Can Easily Serve As An Office, Catering To The Needs Of Today's Lifestyle.



Full Description

The Heart Of The Home Is Undoubtedly The Open Plan Kitchen And Dining Area, Which Has Been Thoughtfully Designed To Create A Warm And Inviting Atmosphere. This Generous Space Is Perfect For Entertaining Friends And Family, Allowing For Seamless Interaction While Cooking And Dining. The Property Has Undergone A Comprehensive Refurbishment From Top To Bottom, Ensuring That Every Corner Reflects Contemporary Style And Functionality.

In Addition To The Impressive Living Areas, The House Boasts Two Reception Rooms, Providing Ample Space For Relaxation And Leisure. The Generous Rear Extension Enhances The Living Space, Allowing For An Abundance Of Natural Light To Flood In, Creating A Bright And Airy Environment.

Completing This Exceptional Home Are Two Modern Bathrooms, Designed With Elegance And Practicality In Mind. The Utility Room & Ground Floor W.C Adds Further Convenience, Making Daily Chores A Breeze.

This Property Is Not Just A House; It Is A Home That Offers Comfort, Style, And Versatility In A Sought-After Location. With Its Modern Amenities And Spacious Layout, It Is Sure To Appeal To A Wide Range Of Buyers. Don't Miss The Opportunity To Make This Beautiful Property Your Own.

Location

Bronte Way Is Positioned Just Off Longfellow Road Surrounded By Many Local Amenities.

- High Grange Park - 8 Minute Walk
- Local Spar/Convenience Store - 2 Minute Walk
- Northfield Secondary School - 5 Minute Drive
- St Michael's Catholic Academy - 5 Minute Drive
- Wolviston Primary School - 5 Minute Drive

Excellent Commuter Access With The A689 & A19 Being Just Minutes Away.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Seller Informs Us Since Owning The Property They Have Carried Out The Following;

- Single Story Extension
- 3nr Velux – Triple Glazed Electric Opening & Shutting Velux + Electric Blinds Remote Controlled
- New Bifold Door To Rear
- New Bespoke PWS 1909 Style Kitchen
- Built In Pullout Bins
- Pull Out “Magic” Corner Unit
- Pull Out Larder Unit
- Pull Out Sink Storage Unit
- New Double Belfast Sink
- New White Quartz Worktops
- Samsung Infinity Induction Hob With Integrated Extraction
- 2 X Samsung Dual Cook Smart Ovens
- Built In Wine Chiller
- Built In Dishwasher
- Large Central Islands With Under Counter Storage & Popup Socket Underfloor
- Heating Throughout Kitchen/Dining & Living Room
- Open Plan GF
- New Media Wall Bespoke Designed With Build In Power, Ethernet, Space For 75” TV, Sound System, Remote Controlled RGB Lighting To All Media Wall
- Oak Inlay Alcoves O 1600W RGB Electric Fire – Remote Control
- All New Radiators Through Out The House (Majority Are Designer Radiators)
- All New Skirting & Architrave Throughout The House (Modern Styling)
- Garage Conversion Into Reception Roof & New Utility
- Drive Extended & Tarmacked
- New Side Gate From Single Gate To Double Side Gate
- New Oak Doors
- All New Sockets & Light Switches
- Brand New Ergonomic Utility With Up & Over Washer & Dryer
- Washing Hanging Rail
- Large Double Height Storage Unit For Hoover Brush Etc. Garden
- New Garden Bar / Shed With Separate Consumer Unit & Electrics
- Indian Sandstone & Artificial Grass
- Tarmac Side Of The House
- New Carpet To Stairs & Landing Bedroom Rooms
- New Aqualoc Kronos Laminate Throughout
- Full New Ensuite Bathroom With LED Heated Mirror
- Previous Master Bedroom Ensuite Removed And New Installed
- Newly Constructed Walk-in Wardrobe With Double Rails
- All New Radiators
- All New Led Spotlights

Disclaimer

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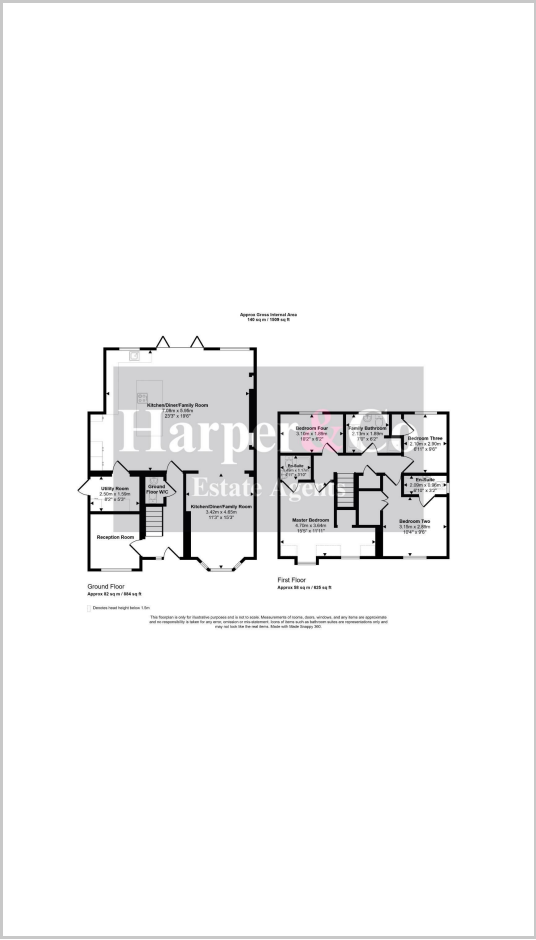
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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Area Map



Floor Plans



Energy Efficiency Graph

