



**Humber Grove, Billingham, TS22 5EE**

**welcome to**

## **Humber Grove, Billingham**

An exceptional, five bedroom detached family home, occupying an outstanding plot, within a cul de sac setting, just off Whitehouse Road. Outside there are wrap around gardens, to the front, sides and rear, laid to a mix of composite decking, lawn and patio.

### **Entrance Hall**

Entered via double glazed door to front, double glazed window to front, spiral staircase, built in storage cupboard, storage cupboard housing meters, French door to lounge, doors to three bedrooms, bathroom, and kitchen

### **Lounge**

24' 10" x 13' 8" ( 7.57m x 4.17m )

Double glazed window to front, double glazed French doors to front, oak flooring, spotlights, radiator and open to dining area and garden room.

### **Dining Area**

11' 6" x 10' 9" ( 3.51m x 3.28m )

Oak flooring and double glazed French doors leading to rear.

### **Garden Room**

20' 8" (Maximum) x 9' 7" (Maximum) ( 6.30m (Maximum) x 2.92m (Maximum) )

Double glazed windows to side and rear, French doors to rear, oak flooring, spotlights and open to dining area.

### **Kitchen**

18' 6" x 11' 7" ( 5.64m x 3.53m )

A fantastic range of cream wall and base units with central Island/breakfast bar and contrasting Silestone working surfaces, tiled walls, inset sink with grooved drainer, instant hot water tap, built in electric oven, five ring gas hob with extractor over, integrated washing machine, integrated dryer, integral larder fridge and freezer, spotlights, tiled floor, panelled ceiling, double glazed window to side and double glazed stable door to side.

### **Bedroom 1**

15' 9" (Maximum inc wardrobes) x 13' 2" ( 4.80m

(Maximum inc wardrobes) x 4.01m )

Double glazed window to front, oak flooring, 4 door sliding wardrobe and radiator.

### **En Suite**

Wet room, fully tiled, panelled ceiling, chrome heated towel rail, shower, low level low flush WC, wash hand basin with mixer tap on a vanity unit, spotlights, extractor fan and double glazed window to side.

### **Bedroom 2**

22' 2" x 10' 2" (To front of wardrobes) ( 6.76m x 3.10m (To front of wardrobes) )

Double glazed window to side, oak flooring, five door fitted wardrobes.

### **En Suite**

With enclosed shower, wet room style, low level w/c, wash hand basin in vanity unit, tiled flooring and walls, double glazed window to side, extractor fan, and radiator.

### **Bedroom 3**

19' 1" (Maximum) x 9' 9" (Maximum) ( 5.82m (Maximum) x 2.97m (Maximum) )

Double glazed window to side, oak flooring, fitted 7 door wardrobes and radiator.

### **Bathroom**

Generous in size, and comprising a bath with mixer tap and hand held shower attachment, wet room shower, low level low flush WC, wall hung wash hand basin with mixer tap, heated towel rail, spotlights and fitted three door wardrobe. Double glazed window to rear, fully tiled walls and floor, panelled ceiling.





### **Landing**

Spiral staircase to first floor, skylight to rear and laminate floor.

### **Bedroom 4**

16' 1" x 10' 7" ( 4.90m x 3.23m )  
Restricted head heights, laminate floor, two built in storage areas into eaves, skylight to rear and radiator.

### **En Suite**

Fully tiled, panelled ceiling, enclosed shower cubicle, vanity wash hand basin with mixer tap, low level low flush WC, chrome heated towel rails, spotlights, storage cupboard housing Worcester combi boiler, skylight to rear and extractor fan.

### **Bedroom 5**

13' 2" x 10' 7" ( 4.01m x 3.23m )  
Restricted head height, laminate floor, double glazed window to rear and radiator.

### **Externally**

#### **Front Garden**

Lawned to front with an extensive driveway.

#### **Rear Garden**

Composite decking to side and rear, attractive patio to rear and leading to the side, laid to lawn, outdoor tap and lighting.

#### **Triple Garage**

Power and lighting



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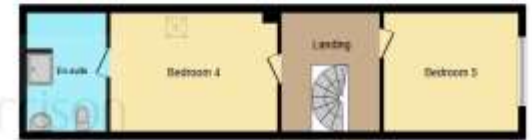
- OUTSTANDING PLOT
- FIVE BEDROOMS
- MODERN
- THREE EN SUITE AND FAMILY BATHROOM
- TRIPLE GARAGE

Tenure: Freehold EPC Rating: D

**£530,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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