



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



view this property online mannersandharrison.co.uk/Property/BIL108760



welcome to

Humber Grove, Billingham

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

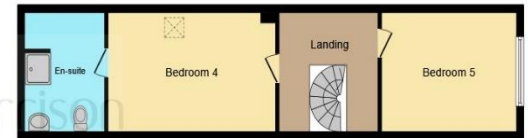
Tenure: Freehold EPC Rating: D

offers in the region of

£515,000



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

view this property online mannersandharrison.co.uk/Property/BIL108760



Property Ref:
BIL108760 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.