



Hardy Grove, BILLINGHAM, TS23 3GN

welcome to

Hardy Grove, BILLINGHAM

Modern five-bed home with bright living, sleek kitchen, stylish garden, and top-floor en-suite retreat. Garage, driveway, and EV charger included.

Entrance Vestibule

Double glazed door to front, exposed brickwork tiled flooring, panelled ceiling, double glazed door into entrance hall.

Entrance Hall

Laminate flooring, radiator, double glazed window to side, doors to lounge, WC, kitchen/diner and stairs to first floor.

Cloakroom

Double glazed window to side, laminate flooring, radiator, low level low flush WC, wash hand basin.

Lounge

15' 10" (max) x 12' 11" (max) (4.83m (max) x 3.94m (max))
Double glazed bay window to front, double glazed window to side, coved cornicing, wall mounted electric fire, laminate flooring.

Kitchen/Diner

17' 7" x 12' (5.36m x 3.66m)
Modern wall and base units with granite working surfaces including breakfast bar, matching upstands, inset 1 1/2 sink and draining board with grooved drainer, built in electric oven and induction electric hob with extractor over, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, double glazed window to rear, double glazed french doors to rear garden, tiled flooring, modern radiator, 2 door built in under stairs storage cupboard, spotlights.

Landing

Double glazed window to side, radiator, built in storage cupboard housing hot water cylinder, stairs to loft conversion.

Bedroom 1

12' 11" (max) x 11' (to front of robes) (3.94m (max) x 3.35m (to front of robes))
Double glazed bay window to front, radiator, four door fitted wardrobes.

En-Suite

Walk in shower, low level low flush WC and wash hand basin with mixer tap on vanity unit, tiled walls and flooring, chrome heated towel rail, spotlights, extractor fan, double glazed window to side.

Bedroom 2

11' 5" x 8' 11" (3.48m x 2.72m)
Double glazed window to rear, radiator.

Bedroom 3

12' x 6' (3.66m x 1.83m)
Double glazed window to front, radiator.

Bedroom 4

8' 2" (max) x 8' 1" (max) (2.49m (max) x 2.46m (max))
Double glazed window to front, radiator.

Bathroom

Panel bath with mixer tap, pedestal wash hand basin with mixer tap, low level low flush WC, double glazed window to side, radiator, laminate floor, extractor fan, part tiled walls.

Bedroom 5

20' (max inc recess) x 10' 6" (max) (6.10m (max inc recess) x 3.20m (max))
Skylight window, double glazed window to front, double glazed french doors to Juliette balcony facing rear, restricted head height, storage in eaves.

En-Suite

Walk in shower, wall hung wash hand basin with mixer tap, low level low flush WC, panelled walls,





tiled flooring, spotlights, extractor fan, skylight to rear, chrome heated towel rail.

Front Garden

Open plan lawn with tarmac driveway for 2-3 cars leading to single garage. Electric Car Charging Port, cold water tap.

Rear Garden

Absolutely stunning, complete ease of care, attractive patio with artificial lawn and stone chipped borders., pagoda perfect for enjoying sunshine and relaxation, garden shed outside lighting, hot and cold outside tap.

Garage

Up and over door to front, power and lighting.



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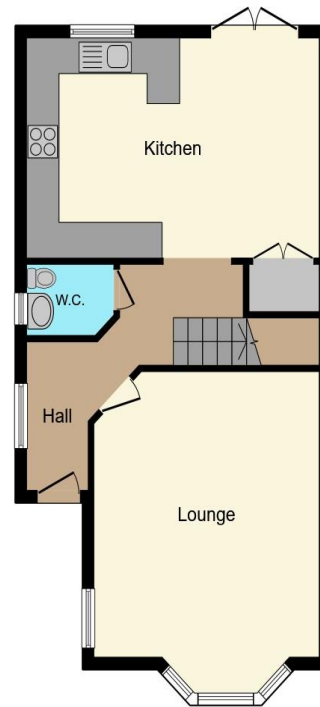
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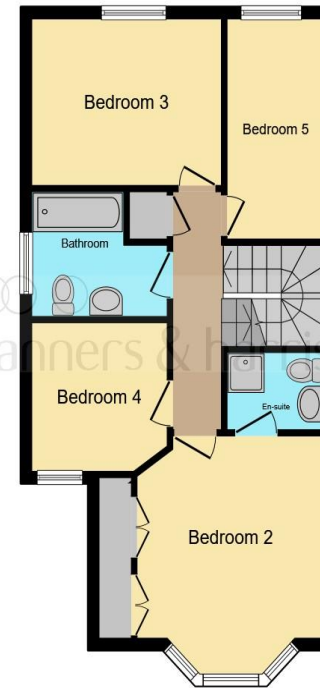
- DETACHED HOME
- FIVE BEDROOMS
- EN-SUITES
- FRONT&REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

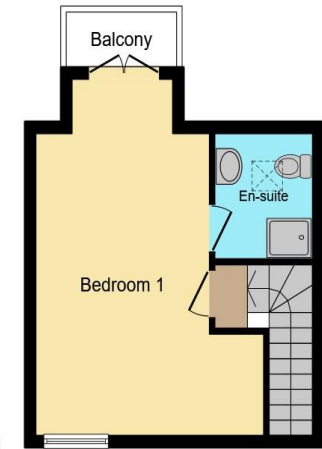
£300,000



Ground Floor



First Floor



Second 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

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