

# CLARKE | MUNRO

ESTATE AGENTS

5 Humber Grove, Billingham, TS22 5EE



Price: Offers in the  
Region Of £515,000



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details

# 5 Humber Grove, Billingham, TS22 5EE



## Key Features:

- An Indescribably Good Five Bedroom/Four Bathroom Detached House
- The Whole House Has Been the Subject of Flawless Renovation in Recent Years
- Range of Modern Contemporary Style Kitchen Units & Quality Built-In Appliances
- Four Spacious, State Of The Art Bathrooms and Shower rooms
- Triple Garage With Roller Doors
- Wrap Around Gardens Featuring Lawn, Composite Decking and Patio areas.

## Property Description:

Clarke Munro are excited to offer to the market this exceptional five bedroom four bathroom family home. Flawlessly and thoughtfully renovated throughout, the property is perfectly suited for family life. The welcoming hallway opens into the spacious lounge to the left of the property with solid oak flooring which then flows through to the dining room and sun room with fantastic sky lantern gifting lots of natural light, Next the kitchen, its fitted with a range of modern units and is fitted with integral appliances. The family bathroom is a masterpiece with a gorgeous raised bath along with a wet room style shower, wall mounted sink and w/c and built in storage cupboards. To the right of the property are the bedrooms, The master suite has built in wardrobes and spacious ensuite wet room, bedroom two is a good sized double then bedroom three is feature in itself, with built in wardrobes, sliding doors open to reveal walk in wardrobe and ensuite wet room. The first floor has two double bedrooms one with an ensuite shower room. Externally the property has a large driveway leading to a generous triple garage and sprawling front lawn, the rear of the property is easy to maintain with a large area of composite decking and patio area, perfect for entertaining all year round. This is a genuine 'see it to believe it' property and if this level of perfection and comfort is for you, then a viewing is considered a must.

# 5 Humber Grove, Billingham, TS22 5EE

TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

[www.clarkemunro.com](http://www.clarkemunro.com)

**CLARKE | MUNRO**  
ESTATE AGENTS



Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
2542.52 ft<sup>2</sup>  
236.21 m<sup>2</sup>

Reduced headroom  
58.2 ft<sup>2</sup>  
5.41 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

# 5 Humber Grove, Billingham, TS22 5EE

## **Entrance Hall**

Double glazed entrance door, two radiators, spiral staircase, two storage cupboards.

## **Lounge**

Solid wood flooring, double glazed floor to ceiling windows with French doors to front of the property, radiator, opening into dining room.

## **Dining Room**

Solid wood flooring, double glazed windows to rear, radiator.

## **Sun Room**

Solid wood flooring, double glazed windows to side & front & rear, double glazed French doors to side with glass skylight.

## **Kitchen**

With range of modern units, granite work surfaces, integrated appliances, double glazed window to rear, tiled flooring, tiled splashbacks, ceiling spotlights.

## **Master Bedroom**

Double glazed window to front, solid wood flooring, built in wardrobe, radiator.

## **En Suite Wet Room**

With mixer shower, tiled flooring, tiled walls, sink set in vanity unit, close coupled w/c, ceiling spotlights, double glazed window to rear.

## **Bedroom 2**

Double glazed window to rear, solid wood flooring, built in wardrobes, radiator.

## **Bedroom 3**

Solid wood flooring, double glazed window to rear, radiator, sliding wardrobes lead into a walk in wardrobe with rails, shelving & drawers.

## **En Suite**

With shower enclosure, wet room style, close coupled w/c, sink set into vanity unit, tiled flooring & walls, double glazed window to side, extractor fan, column style radiator.

## **Family Bathroom**

With raised bath, wall hung sink unit, close coupled w/c, wet room space with mixer shower, tiled walls & flooring, ceiling spotlights, double glazed window to rear, storage cupboards, heated towel rail.

## **Landing**

Wood effect flooring.

## **Bedroom 4**

Double glazed window to side, laminate wood flooring, radiator.

## **Bedroom 5**

Wood style flooring, storage in eaves, Velux style window, radiator.

## **En Suite Shower Room**

Shower enclosure with glass folding door, sink set in vanity unit, close coupled w/c, tiled walls & flooring, extractor fan, Velux style window, chrome heated towel rail.

**Externally**

The property has a large driveway leading to generous triple garage with up/over door. Front of the property is mainly laid to lawn. Easy maintained rear garden with large composite decking area & patio area

# 5 Humber Grove, Billingham, TS22 5EE



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details