

# CLARKE | MUNRO

ESTATE AGENTS

10 Hogarth Close, Billingham, TS23 3GD



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Price: Offers in the  
Region Of £200,000



01642 361 111

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



## Key Features:

- SPACIOUS FOUR BEDROOM FAMILY PROPERTY
- BEAUTIFUL CONSERVATORY WITH INSULATED & LIGHTWEIGHT ROOF
- BAXI BOILER INSTALLED 2022
- REPLACEMENT WINDOWS & COMPOSITE DOORS
- POPULAR RESIDENTIAL LOCATION
- DRIVEWAY FOR MULTIPLE CARS



## Property Description:

Clarke Munro are excited to bring to the market this fantastic four bedroom detached family home built by McLeans to the Oban design on the ever popular Wolviston Grange development. Situated in a quiet cul-de-sac setting this property has been improved throughout by the current owner and is presented to show home standard. The property has also been enhanced with a generous sized conservatory & Karndean flooring. This impressive home features living space comprising: entrance hall, lounge with bay window, dining room leading to the conservatory with superlight & insulated roof, superb fitted kitchen with granite worktops and LV lighting, utility and cloaks/WC. Master bedroom with en-suite, three further bedrooms and lovely bathroom. There are well cared for gardens with double width drive to integral single garage with insulated roller door to front aspect and a good sized well stocked mature sunny rear garden with a high degree of privacy. Added benefits to this property are replacement windows & composite doors as well as a Baxi boiler installed 2022. This property is worthy of the earliest of inspection to appreciate what it has to offer.



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TO VIEW: Tel: **01642 36111**

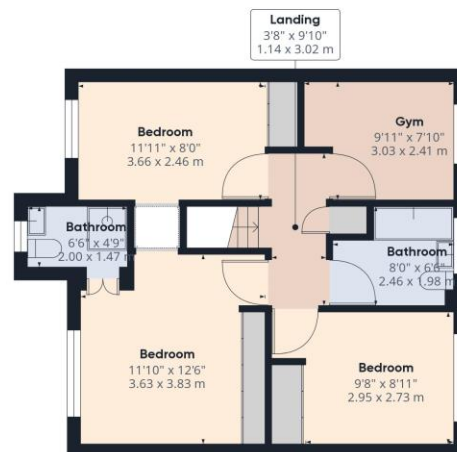
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1212.06 ft<sup>2</sup>  
112.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

## 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.

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