

HAWKSTONE CLOSE, WOLVISTON COURT, BILLINGHAM, TS22 5RF



- ▲ Detached House with Four Good Size Bedrooms Complimented by Three Bathrooms
- ▲ Generous Plot Size with Westerly Facing Rear Garden
- ▲ Extended to Create a Fantastically Presented & Styled Family Home

- ▲ Detached Double Garage & Ample Car Parking Space
- ▲ Open Plan Kitchen/Living/Diner with a Range of Modern Units & Log Burning Stove
- ▲ Three Modern Bathroom Suites
- ▲ Gas Central Heating & UPVC Double Glazing

£425,000

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This detached house on Wolviston Court has so much to offer. Whether it be generous plot size, the westerly facing rear garden, fabulous open plan kitchen/living/diner or the detached double garage, we feel it is perfect for a growing family.

In brief the accommodation features entrance hall, downstairs WC, lounge and the property has been extended to the rear to create a wonderful open plan living/kitchen/diner for all the family to enjoy. The first floor has a landing, extended bedroom one with fabulous modern en-suite and walk-in wardrobe. Bedroom two has a modern shower room, two further good sized bedrooms and family bathroom with modern three-piece suite. Outside the property has gardens to the front side and rear and offers further room to extended with the correct building and planning regulations. The rear west facing part to the garden is not directly over to the rear and has an enclosed gazebo with power, lights and heaters.

Other features include plenty of parking on the large driveway, log burning stove, detached double garage with roller door, gas central heating with boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor, deep under stairs storage cupboard, tube radiator and mosaic tiled floor.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising wash hand basin with mixer tap and tiled splashback, dual flush WC, tube radiator, electric extractor fan and mosaic tiled flooring.

LOUNGE - 6.58m x 3.63m (21'7" x 11'11")

With woodgrain effect laminate flooring and two tube radiators.

KITCHEN DINER - 5.9m x 4.22m (19'4" x 13'10")

Fitted with a range of modern high gloss wall, drawer, and floor units with solid oak work surface and granite breakfast bar, four ring induction hob with tiled splashback and brushed steel electric extractor fan over, sink with mixer tap and drainer, integrated dishwasher and plumbing for washing machine, space for American style fridge freezer, LED downlights and Parquet style Karndean flooring.

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SITTING ROOM - 5.77m x 3.86m (18'11" x 12'8")

An extended addition to the property creating some fantastic living space and featuring a log burning stove with slate back and granite hearth, two vertical tube radiators, LED downlights, Parquet style Karndean flooring and UPVC French doors open to the westerly facing rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 5.82m x 4.22m (19'1" x 13'10")

Part of the extension and creating a fantastic master suite with two radiators, LED downlights and walk-in wardrobe.

EN-SUITE ONE - Fitted with a stunning modern three-piece suite comprising double shower cubicle with glass shower screen and subway tiled splashback, wash hand basin with mixer tap, dual flush WC, mosaic tiled flooring, LED downlights, chrome towel rail and electric extractor fan.

BEDROOM TWO - 3.9m x 3.23m (12'10" x 10'7")

Previously bedroom one with radiator.

EN-SUITE TWO - Fitted with a white three-piece suite comprising shower cubicle with glass shower door, vanity unit with wash hand basin and mixer tap, dual flush WC, fully tiled walls and floor and chrome towel rail.

BEDROOM THREE - 3.9m x 3.63m (12'10" x 11'11")

With radiator.

BEDROOM FOUR - 3.63m x 1.98m (11'11" x 6'6")

With radiator.

FAMILY BATHROOM - Fitted with a modern three-piece suite comprising tiled panelled bath with shower over, glass shower screen and mixer tap, vanity unit with wash hand basin with mixer tap and pull out drawers, dual flush WC, fully tiled walls and floor and electric extractor fan.

EXTERNALLY

The property sits on a generous plot and features a lawned front garden with gravelled border and a concrete driveway leads to double wrought iron gates leading to further parking and the detached double garage with roller door, power supply and light. Side access leads to a large westerly facing rear garden which is not directly overlooked to the rear and features an Indian flagstone patio area, lawn, further concrete patio area to the side of the property with outside tap and there is an enclosed gazebo with power, light, heaters and raised timber decking.

AGENTS REF: - MH/LS/BIL250501/04112025

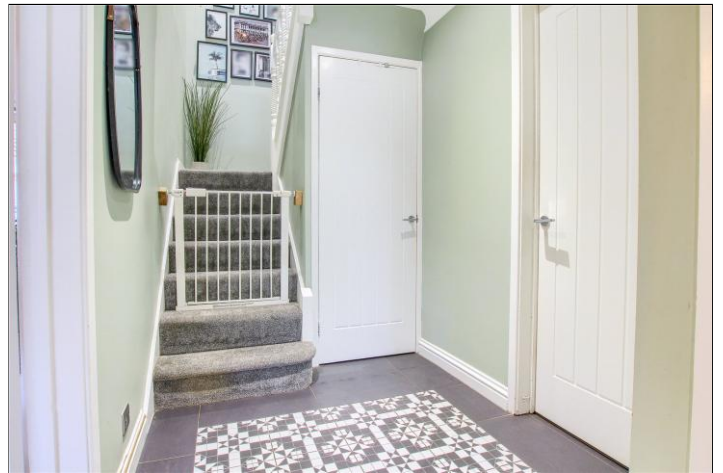
Council Tax Band: D **Tenure:** Freehold

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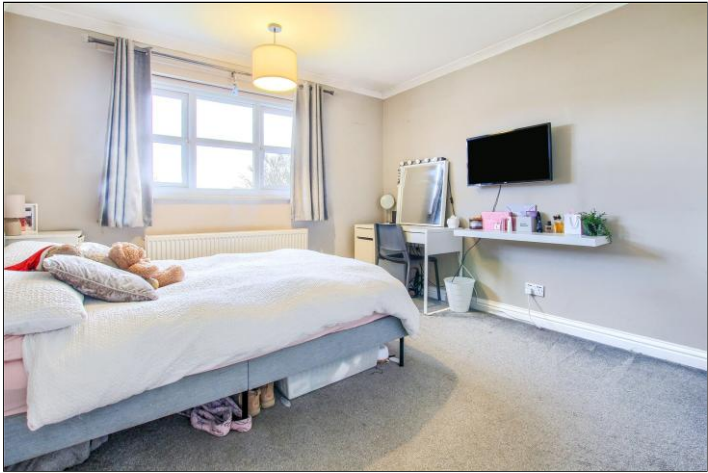
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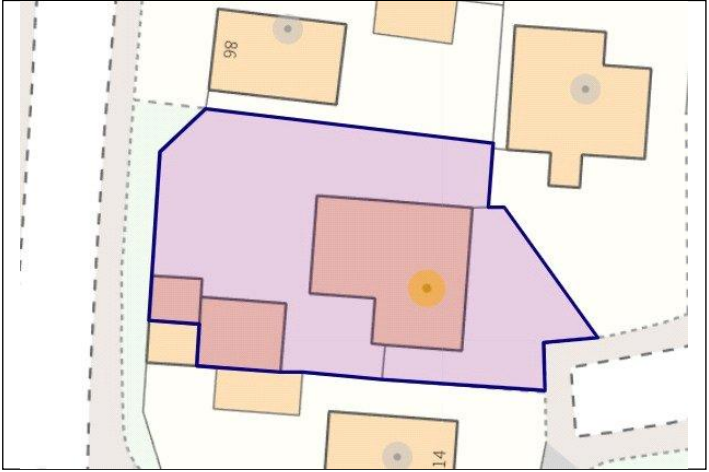
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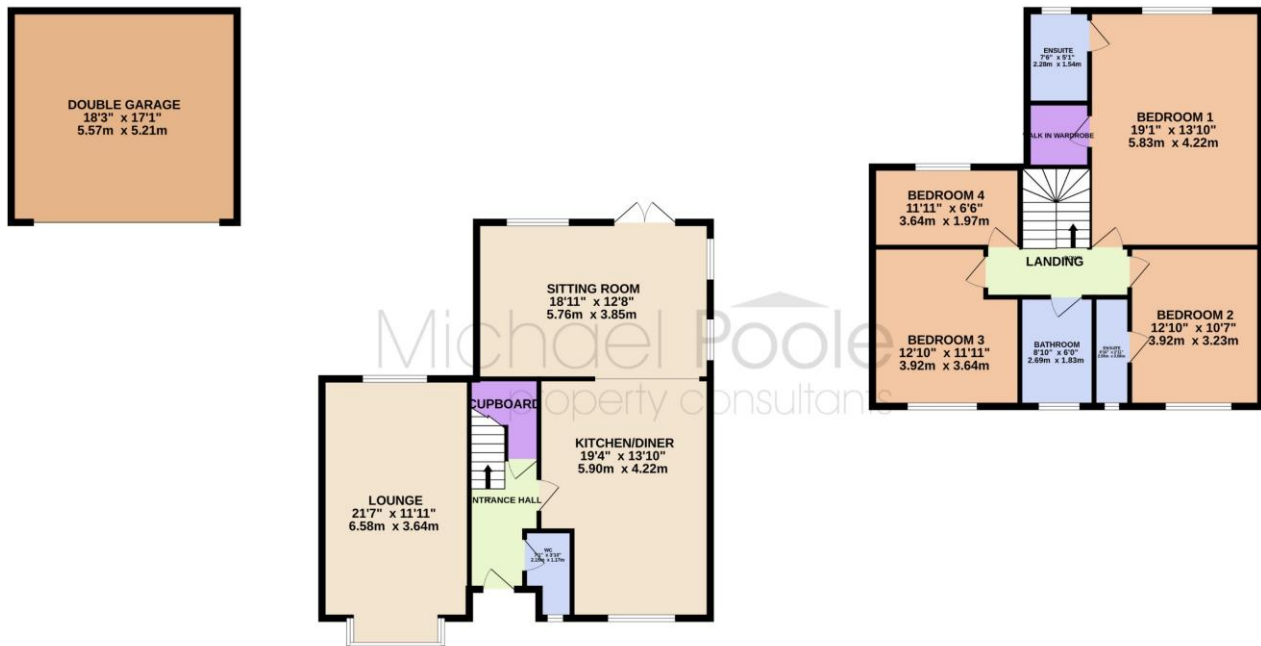


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GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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