



Asha House Wolviston Road

Wolviston, Billingham, TS22 5JT

Offers in excess of £600,000



POTENTIAL HOUSE EXCHANGE – SEE NOTES. Situated On Wolviston Road In The Highly Sought-After Village Of Wolviston, This Individually Designed Detached Family Home Offers Spacious And Flexible Accommodation Ideal For Modern Family Living And Multigenerational Households. Internally, The Layout Can Be Easily Reconfigured To Suit Individual Requirements. The Property Currently Offers Potential For Up To Five Bedrooms And Three Well-Appointed Bathrooms, Providing Generous Living Space With Excellent Versatility. In Addition, The Double Garage Offers Excellent Conversion Potential, Including The Opportunity To Create A Self-Contained Granny Annexe, While The Plot Still Provides Ample Space To Construct A Separate Detached Garage If Desired.

** 360 Virtual Tour Available Upon Request.



As You Enter, You Are Greeted By Two Inviting Reception Rooms, Ideal For Entertaining Guests Or Enjoying Quiet Family Evenings. The Heart Of The Home Is Undoubtedly The Stunning Open Plan Kitchen, Which Boasts A Feature Island, Induction Hob & Flows Through To The Sun Room, Making It A Delightful Space For Culinary Enthusiasts And Family Gatherings Alike. The Luxury Master Bedroom Is A True Retreat, Complete With An En-Suite Shower Room, Ensuring Comfort And Convenience.

The Property Is Set On A Generous Plot, Featuring A Long Turnaround Driveway That Leads To An Integral Double Garage, Providing Plenty Of Parking Space For Residents And Visitors. The Outdoor Space Offers Breathtaking Views Over The Surrounding Fields, Creating A Serene Backdrop For Outdoor Activities Or Simply Enjoying The Tranquillity Of The Countryside.

This Exceptional Home Is Not Just A Place To Live; It Is A Lifestyle Choice That Combines Elegance, Functionality, And Stunning Natural Beauty. Whether You Are Looking To Accommodate A Growing Family Or Seeking A Peaceful Retreat, This Property Is Sure To Impress.

**** HOUSE EXCHANGE -** Our Vendors Would Like A Smaller Property, Ideally Within Wolviston Village But They May Also Consider Nearby - Please Enquire With Emma At Harper & Co.

Location

Attractively Positioned Within A Mature And Sought-After Wolviston District. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of The Village Pub & Restaurant, High Street & Amenities.

- Wolviston Post Office - 1 Minute Walk
- Wolviston Primary School - 3 Minute Walk
- Village Community Centre & St Peters Church - 2 Minute Walk
- Services, A19 & A689, Toby Carvery, Costa Coffee - 2 Minute Drive

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers
The Property Was Bespoke Built As A Bungalow Around 1989
The Double Garage (Open Space) Has Two Electric Roller Doors & Doors Leading To The Hallway & Garden
Flooring To The Ground Floor Is Amtico, Kitchen Worktops Are Solid Wood
Loft Space Is Boarded & Is Accessed Via The Master Bedroom
Gas Central Heating Is Fuelled By A Boiler Which Is Serviced Annually
The Fire In The Lounge Is A Feature With Gas Supply
Garden Features Indian Sandstone Paving, Garden Shed, Power Outlets & Water Tap
The Property Offers The Potential For Further Extension Or Additional Bathrooms To Be Installed, Subject To Planning Permission

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

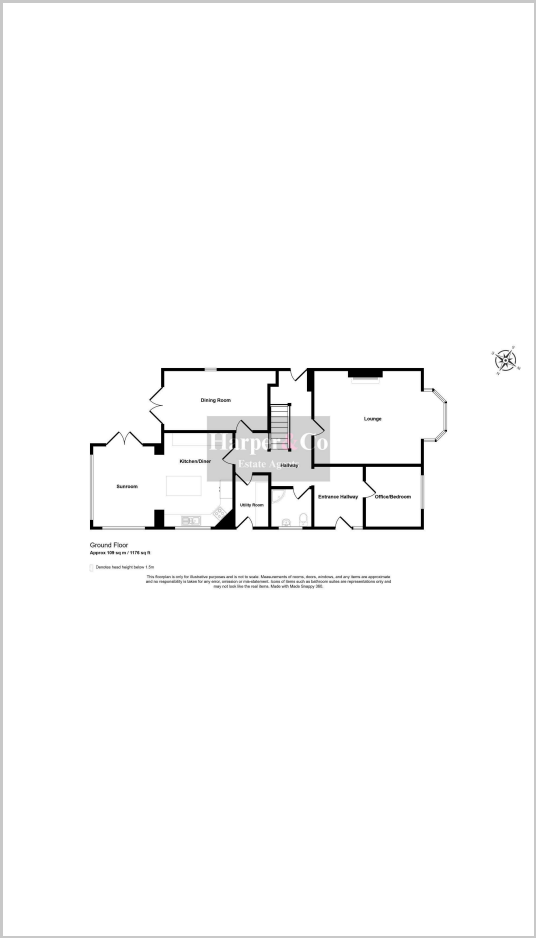
Money Laundering

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

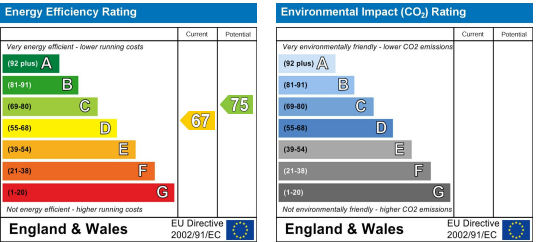
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.