



## 7 Coulton Grove

Wolviston Court, Billingham, TS22 5DL

**£375,000**



A Beautifully Presented Four Bedroom Detached Home Situated In The Highly Sought-After Wolviston Court Area, Offering Spacious And Versatile Living Accommodation, A Large Conservatory, Kitchen Extension, Generous Private Garden And Excellent Potential For Further Enhancement.



**Full Description**

Situated Within The Prestigious Wolviston Court Development, This Impressive Four Bedroom Detached Property Occupies A Prime Cul-De-Sac Position And Offers A Fantastic Opportunity For Families Seeking Space, Privacy And Future Potential.

The Property Has Been Very Well Maintained Throughout And Boasts A Spacious And Thoughtfully Extended Layout. Upon Entering, You Are Welcomed Into A Bright And Inviting Hallway Leading To A Generous Lounge, Ideal For Both Relaxing And Entertaining. The Ground Floor Also Benefits From A Convenient W.C., Adding Practicality For Modern Family Living.

A Standout Feature Of The Home Is The Extended High Gloss Kitchen, Providing A Stylish And Contemporary Space With Ample Storage And Work Surfaces, Perfect For Everyday Living And Entertaining. To The Rear, A Large Conservatory Extension Further Enhances The Living Space, Offering Pleasant Views Over The Beautifully Maintained Garden And Creating An Ideal Area For Dining Or Relaxation.

Upstairs, The Property Offers Four Well-Proportioned Bedrooms Alongside A Family Bathroom, Providing Ample Accommodation For Growing Families.

Externally, The Home Truly Excels. The Property Enjoys A Stunning, Large Rear Garden Which Is Not Overlooked, Offering A High Degree Of Privacy And Making It Ideal For Families And Outdoor Entertaining. To The Front, There Is Off Road Parking Leading To A Garage.

The Property Is Ideally Located Close To Billingham Golf Course, Well-Regarded Schools And A Range Of Local Amenities, Making It A Highly Desirable Location For Families.

Overall, This Is A Rare Opportunity To Acquire A Spacious, Well Maintained Home In A Prime Location With Significant Scope For Further Development Or Personalisation.

**Location**

Situated In A Popular Residential Area Of Billingham 'Wolviston Court', This Property Enjoys A Quiet Cul-De-Sac Setting Ideal For Families And Professionals. Local Shops And Everyday Amenities Are Approximately 0.5 Miles Away (Around A 10 Minute Walk).

The Area Is Well Served By Local Schools And Green Spaces, Making It A Great Choice For Families. Billingham Town Centre Is Around 1.5 Miles Away (Approximately A 5 Minute Drive), Offering A Range Of Shops, Cafés And Services.

The Property Also Benefits From Excellent Transport Links, With Easy Access To The A19, Making Travel To Stockton, Middlesbrough And Surrounding Areas Simple And Convenient. Overall, This Is A Well-Connected And Desirable Residential Location.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**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.

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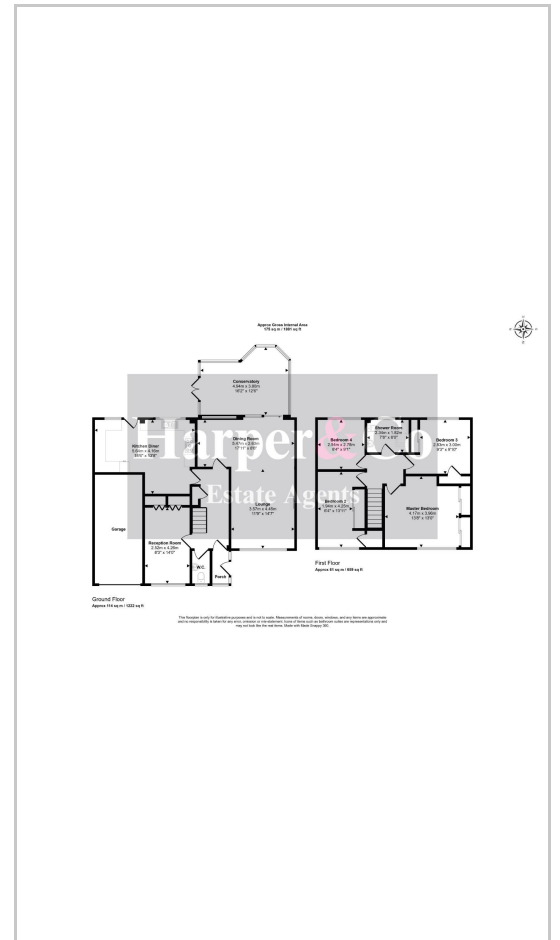
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

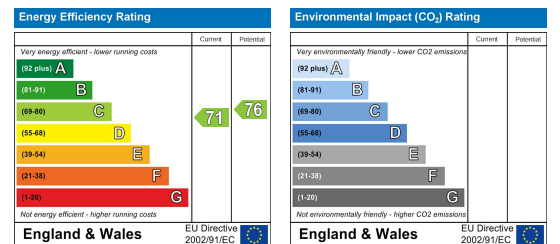
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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