

# Harper & Co

Estate Agents Ltd

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## Avon Grove

Wolviston Court, Billingham, TS22 5BH

An Impressive Four Bedroom Detached Residence Extending To Approximately 1,950 Sq Ft, Occupying A Generous Plot With Extensive Parking, Private Rear Garden And Excellent Potential To Extend (Subject To Necessary Consents)

Positioned Within The Highly Regarded And Established Wolviston Court Development, This Substantial Four Bedroom Detached Family Home Delivers Space, Versatility And Long-Term Potential In Equal Measure. Extending To Approximately 1,950 Sq Ft, The Property Occupies A Generous Plot With Extensive Off-Road Parking, Integral Garage And A Well-Proportioned Rear Garden, Making It Ideally Suited To Growing Families Seeking Both Comfort And Practicality — With The Added Advantage Of Significant Scope To Further Extend Or Reconfigure (Subject To Planning Permission).

**£375,000**

# Avon Grove

Wolviston Court, Billingham, TS22 5BH



- Substantial Four Bedroom Detached Family Home Extending To Approximately 1,950 Sq Ft
- Impressive 28ft Lounge Offering Exceptional Family Living Space
- Well-Proportioned Kitchen With Separate Utility Room And Ground Floor WC
- Excellent Potential To Extend Or Reconfigure (Subject To Planning Permission)
- Situated Within The Highly Sought-After Wolviston Court Development
- Large Conservatory Overlooking The Private Rear Garden
- Four Spacious Bedrooms Offering Flexible Family Accommodation
- Generous Plot With Extensive Driveway Parking And Integral Garage
- Separate Dining Room Ideal For Formal Dining And Entertaining
- Generous Rear Garden With Lawn And Patio Seating Area

## Full Description

## Location

## Note

## Disclaimer

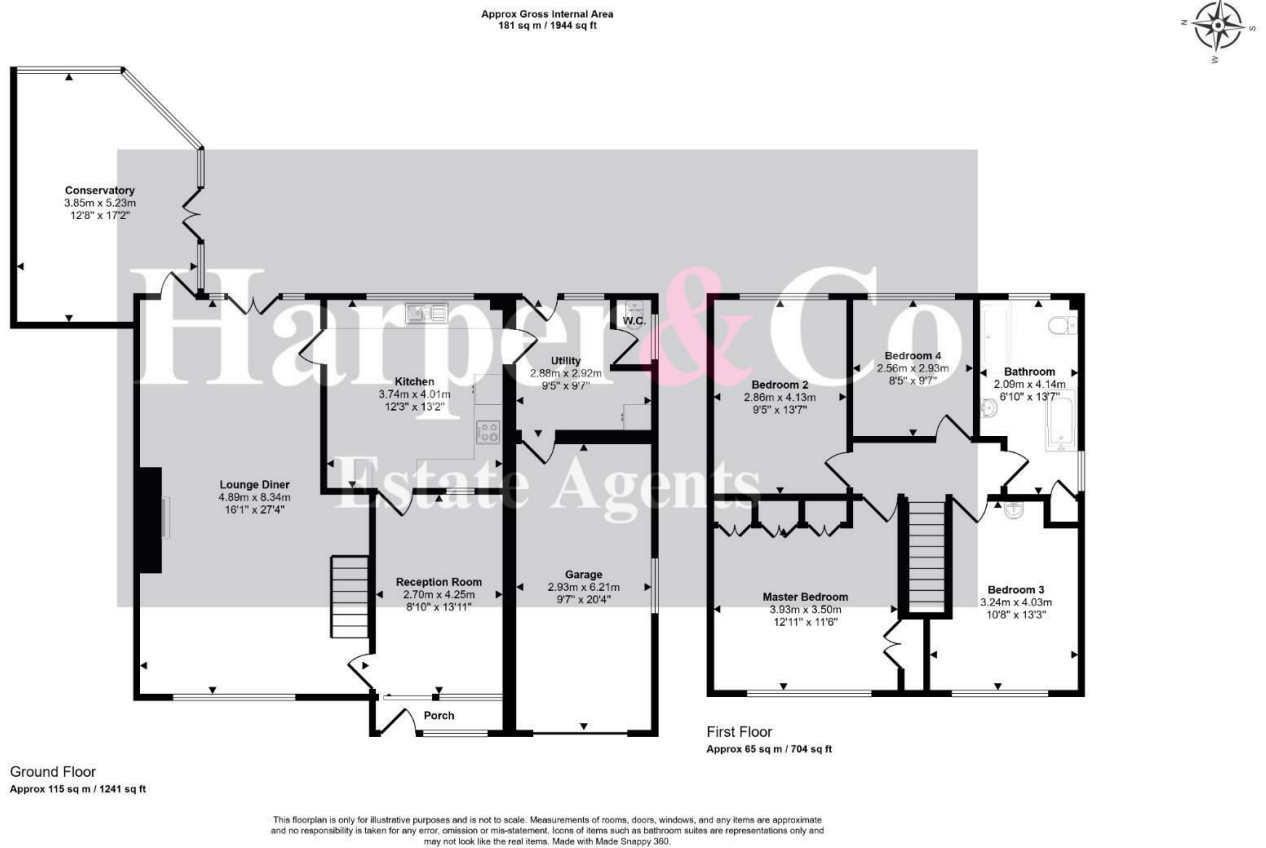
## Money Laundering Notice



## Directions



# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>73</b> <b>78</b>	<b>England &amp; Wales</b> EU Directive 2002/91/EC		