Harper & Co
Estate Agents Ltd

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9 Hollystone Court

High Grange, Billingham, TS23 3UW

£260,000

4 2 3

Extended Four Bedroom Family Home | Corner Plot | Three Reception Rooms | West-Facing Garden

Occupying a generous corner plot within a sought-after Billingham location, this impressive extended four-bedroom family home offers three reception rooms, a stylish Howdens kitchen, upgraded bathroom and en-suite, garage and driveway. Outside, beautifully landscaped wrap-around gardens include a private west-facing rear garden with porcelain paving and summerhouse.

Harper & Co are delighted to offer for sale this impressive extended four-bedroom semi-detached home, occupying an enviable corner plot on Hollystone Court in a sought-after area of Billingham.

Offering significantly enhanced living space alongside beautifully landscaped wrap-around gardens, this is a home that has been thoughtfully improved to create versatile accommodation ideally suited to modern family life.

The ground floor is particularly impressive, offering three separate reception rooms and providing plenty of flexibility for both everyday living and entertaining. The dining room is a standout space, with two sets of French doors opening directly onto the garden and creating a fantastic connection between the house and outside space during the warmer months.

The kitchen was updated approximately five years ago with a contemporary Howdens design and benefits from a range of integrated appliances, creating a smart and practical heart to the home.

Upstairs are four bedrooms, complemented by a modern family bathroom and en-suite, both of which have been upgraded within approximately the last one to two years. The loft is also partially boarded, providing useful additional storage.

Further practical benefits include modern UPVC double glazing and a gas combination boiler which has been serviced annually.

Externally, the property really comes into its own. Its corner position provides wrap-around gardens and an excellent amount of outside space, while the west-facing rear garden has been thoughtfully landscaped to create a fantastic setting for relaxing and entertaining. Porcelain paving sits alongside a lawned area, with a summerhouse – which is included in the sale – completing the garden.

A block-paved driveway provides off-road parking and leads to a full-size garage, offering valuable additional parking and storage.

Combining generous extended accommodation, a superb corner plot and a beautifully finished garden, Hollystone Court is an excellent opportunity for buyers searching for a substantial family home in a well-regarded Billingham location.

Location

Set within a well-regarded part of Billingham, Hollystone Court offers a relaxed residential setting where everyday convenience sits comfortably alongside countryside and village life.

Billingham's shops, supermarkets and leisure facilities are all easily accessible, while nearby Wolviston and Wynyard offer a change of pace with popular places to dine, attractive surroundings and countryside walks. Wynyard Woodland Park is also close by, providing miles of woodland trails and open green space to explore.

Excellent access to the A19 makes travelling throughout the Tees Valley and towards Durham straightforward, giving the location an enviable balance of peaceful surroundings, lifestyle amenities and superb connectivity.

Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

Disclaimer

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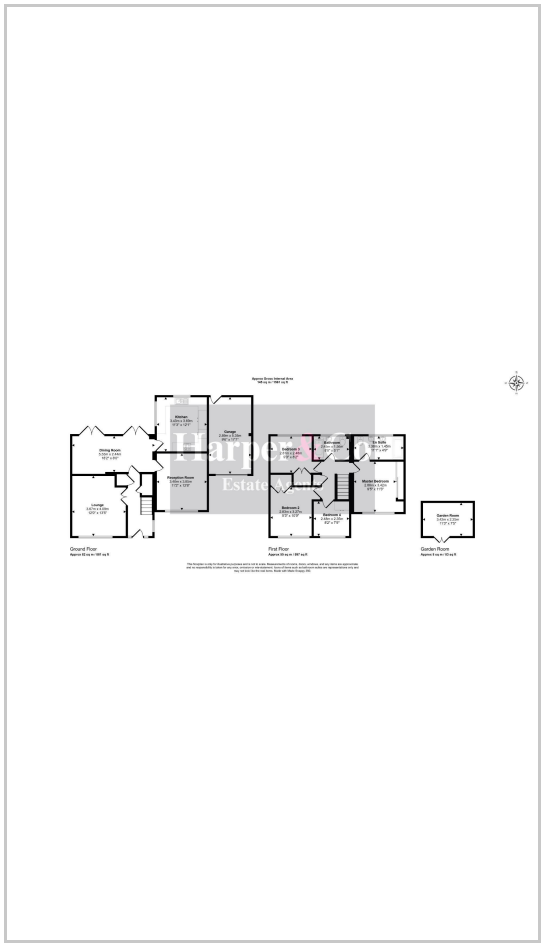
Money Laundering Notice

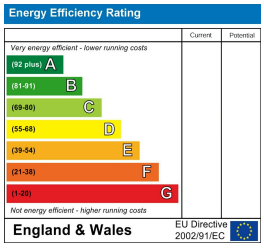
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

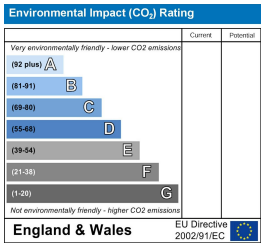
Area Map

Floor Plans



Energy Efficiency Graph





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