Harper & Co
Estate Agents Ltd

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# 44 Stainton Road

Wolviston Court, Billingham, TS22 5HX

**Offers over £249,999**

4 1 2

Exceptional Extended Four Bedroom Family Home | Over 1,270 Sq Ft | Sought-After Wolviston Court

Situated within the highly regarded Wolviston Court area of Billingham, this impressive four bedroom extended semi-detached family home offers approximately 1,271 sq ft of spacious and versatile accommodation, thoughtfully adapted to provide the flexibility required for modern family life.

Beautifully presented and well maintained throughout, the property is ready to move straight into, whilst a number of recent improvements further enhance its appeal. Within the last 12 months, the property has benefited from new guttering, replacement front windows, a new garage door and a new front entrance door, providing an excellent combination of presentation and practicality.

A welcoming entrance hallway introduces the home and leads into the generous principal lounge, providing a comfortable and inviting reception space with excellent proportions.

To the rear, the spacious kitchen forms a fantastic hub for everyday family life and is fitted with a comprehensive range of integrated appliances, generous storage and extensive preparation space. French doors provide direct access to the rear garden, allowing natural light to flow through the room and creating an effortless connection with the outdoor space.

A separate dining room provides a second generous reception space, ideal for family meals and entertaining, with direct access onto the garden further enhancing the home's sociable layout.

The original garage has been partially converted, making excellent use of the available space whilst retaining valuable garage storage to the front. The conversion incorporates a practical utility area alongside a versatile study/playroom, creating an ideal work-from-home environment, children's room or additional family space.

The first floor continues to impress with four well-appointed bedrooms. The property has been extended above the garage to create additional bedroom accommodation, significantly enhancing the space available for a growing family.

A particularly useful walk-in wardrobe/dressing area provides excellent additional storage, whilst the spacious family bathroom is beautifully arranged with both a separate bath and shower, offering the practicality families often look for.

Externally, the property enjoys a generous rear garden with a combination of lawn and paved seating areas, providing plenty of room for children, outdoor dining and entertaining throughout the warmer months.

To the front, an attractive block-paved driveway provides off-road parking for two vehicles, alongside access to the remaining garage storage.

Perfectly positioned for highly regarded local schools, everyday amenities and excellent transport connections, this substantial home combines four-bedroom accommodation, multiple reception spaces and excellent practicality within one of Billingham's most desirable family locations.

With much of the work already completed, 44 Stainton Road represents an excellent opportunity to acquire a spacious, extended and move-in-ready family home in Wolviston Court.

**Location**

Enjoying a desirable position within Wolviston Court, this property is perfectly placed for those seeking an established residential setting with the countryside, village life and excellent everyday amenities all close at hand. It is a location that offers a quieter pace of life while remaining exceptionally convenient for travel throughout the Tees Valley.

The picturesque village of Wolviston is just moments away, with its attractive village green, characterful surroundings and popular places to eat and drink providing a wonderful extension to everyday life. Wynyard is also nearby, bringing further dining and leisure opportunities alongside the beautiful woodland trails and open spaces of Wynyard Woodland Park.

For day-to-day convenience, Billingham offers a comprehensive choice of supermarkets, shops and leisure facilities, including Billingham Forum, while nearby Norton and Stockton-on-Tees provide an even broader selection of independent restaurants, cafés and amenities.

One of the location's greatest advantages is its connectivity. The A19 is easily accessible, placing Stockton-on-Tees, Middlesbrough, Hartlepool and Durham within comfortable reach and making Wolviston Court particularly well suited to those commuting across the region.

Combining the convenience of modern living with Wolviston village and open countryside virtually on the doorstep, this is a particularly appealing location with a lifestyle that extends well beyond the home itself.Enjoying a desirable position within Wolviston Court, this property is perfectly placed for those seeking an established residential setting with the countryside, village life and excellent everyday amenities all close at hand. It is a location that offers a quieter pace of life while remaining exceptionally convenient for travel throughout the Tees Valley.

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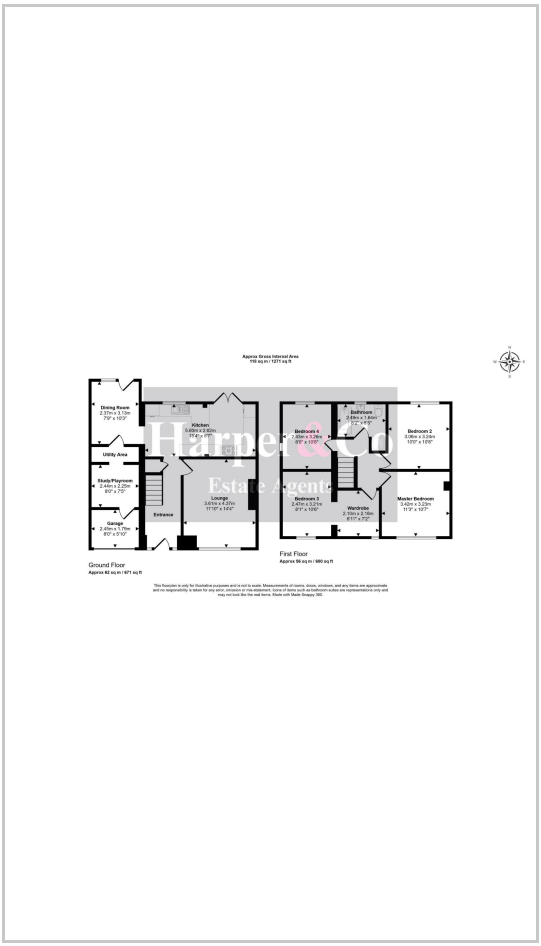
**Note**

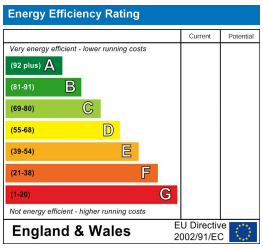
Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

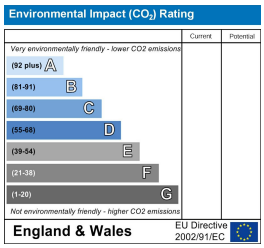
## Area Map

## Floor Plans




## Energy Efficiency Graph

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Progress House Fudan Way, Thornaby, Stockton-on-Tees, TS17 6EN
Tel: 01642 638 000 Email: sales@harperandcoestateagents.co.uk https://www.harperandcoestateagents.co.uk