Harper & Co
Estate Agents Ltd

https://www.harperandcoestateagents.co.uk



7 Coulton Grove

Wolviston Court, Billingham, TS22 5DL

Asking price £340,000

4 1 3 C

No Onward Chain! An Impressive Four Bedroom Detached Family Home Offering Approximately 1,881 Sq. Ft. Of Accommodation, A Generous Private Garden & A Fantastic Cul-De-Sac Position In Wolviston Court!

Situated within a quiet cul-de-sac in the highly sought-after Wolviston Court area of Billingham, this substantial four-bedroom detached home offers an excellent amount of space, a versatile family-friendly layout and a generous rear garden enjoying a wonderful degree of privacy.

Offered for sale with no onward chain, the property extends to approximately 1,881 sq. ft., making it an excellent choice for growing families, buyers looking to upsize or those simply wanting more room to enjoy.







Full Description
Upon entering, a welcoming hallway leads to the generous lounge, offering plenty of space for comfortable seating and family relaxation.

The extended kitchen is fitted with contemporary high-gloss units, providing excellent storage, generous worktop space and room for family dining.

A particularly appealing feature is the large conservatory overlooking the rear garden, creating a bright and versatile additional reception space. Whether used as a family room, playroom or entertaining area, it provides a lovely connection between the house and garden.

A convenient ground-floor WC completes the downstairs accommodation.

Four Bedrooms & Family Bathroom

To the first floor are four well-proportioned bedrooms, providing plenty of flexibility for families of all sizes. One of the bedrooms could equally make an excellent home office, dressing room or guest bedroom.

The first-floor family bathroom serves the bedrooms.

Generous Private Rear Garden

One of the property's standout features is its substantial rear garden, which enjoys an excellent degree of privacy with no properties directly overlooking from behind.

Offering plenty of outdoor space, the garden is ideal for families with children, summer entertaining, outdoor dining or simply relaxing.

To the front, a driveway provides off-road parking and leads to the garage, which offers useful storage or additional parking and benefits from an electric vehicle charging point.

A Fantastic Wolviston Court Location

Coulton Grove enjoys a peaceful cul-de-sac setting with minimal passing traffic, making it particularly appealing to families.

Wolviston Court is a popular residential area, conveniently positioned for local schools, everyday amenities, green spaces and Billingham Golf Club.

Billingham town centre is also within easy reach, while excellent access to the A19 provides convenient connections to Stockton-on-Tees, Middlesbrough, Hartlepool and surrounding areas.

With No Onward Chain, Approximately 1,881 Sq. Ft. Of Accommodation, Four Bedrooms And A Wonderful Private Garden, This Is A Fantastic Opportunity To Secure A Spacious Family Home In A Desirable Location.

Location
Coulton Grove is situated within the highly sought-after Wolviston Court area of Billingham, a popular residential location particularly well suited to families.

The property enjoys a quiet cul-de-sac setting while remaining conveniently positioned for a range of everyday amenities, well-regarded local schools and green spaces. Billingham Golf Club is also nearby, with Billingham town centre offering a wider selection of shops, supermarkets, cafés and services.

For commuters, the area is well connected with convenient access to the A19, providing straightforward routes towards Stockton-on-Tees, Middlesbrough, Hartlepool and the wider Teesside area.

Combining a peaceful residential setting with excellent access to local amenities and transport links, Wolviston Court continues to be a popular choice for buyers looking for a well-connected family 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.

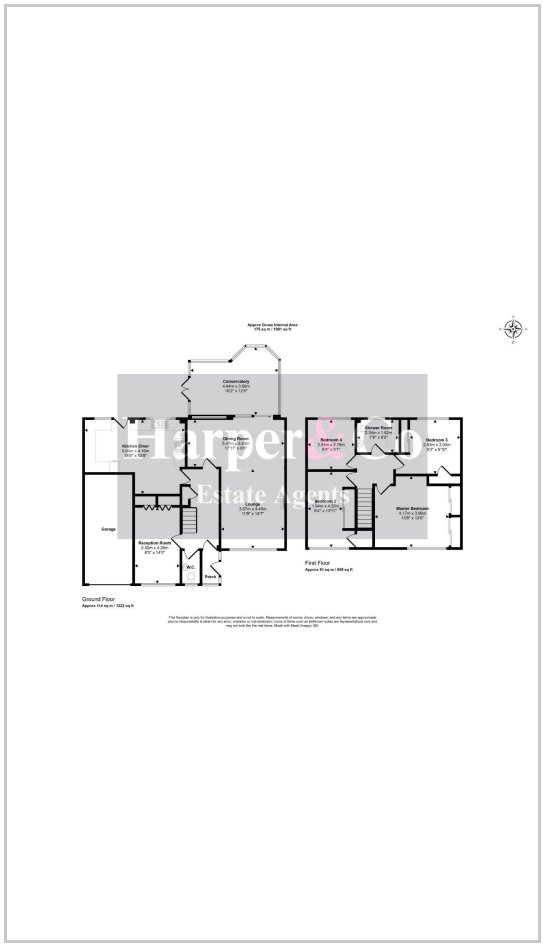
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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 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.

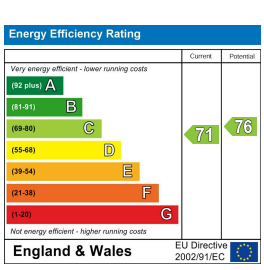
Area Map

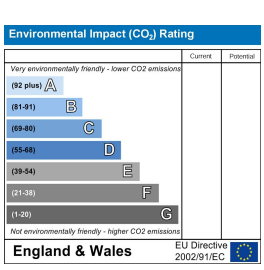


Floor Plans



Energy Efficiency Graph





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.

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