



Set within the prestigious surroundings of Wynyard Estate and just a short walk from The Stables, this impressive property is offered to the market with the added advantage of no onward chain. Ideally positioned close to the sought-after self-build developments, the home enjoys a prime location combining exclusivity with convenience.

The accommodation is thoughtfully arranged and well-suited to modern family living. Upon entering, you are welcomed by a spacious entrance hallway which provides access to an integral garage, a convenient cloakroom, and a practical utility room. The ground floor also features a stylish open-plan kitchen and dining area, seamlessly flowing into a cosy snug—perfect for both everyday living and entertaining. From here, there is direct access to the rear garden, creating a wonderful indoor-outdoor connection.

To the first floor, the property offers four well-proportioned bedrooms, two of which benefit from their own en-suite facilities, providing comfort and privacy. A contemporary family bathroom serves the remaining bedrooms, completing the upper level.

Externally, the home continues to impress with a fully enclosed rear garden, ideal for families and outdoor gatherings. To the front, there is a driveway leading to the integral garage, along with additional on-street parking for visitors.

This is a fantastic opportunity to acquire a beautifully located home in one of the region's most desirable residential areas.

Harewood Close, Billingham, TS22 5TW

4 Bedroom - House - Detached

£400,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: F



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Entrance Hallway

Front entrance door, integral garage, flooring, stairs to upper level.

Lounge

Double glazed window to front aspect, carpet, radiator.

Cloakroom

Wash hand basin, WC, flooring, radiator.

Utility Room

Stainless steel sink, flooring, radiator.

Kitchen/Diner

Double glazed door to rear aspect, double glazed window to rear aspect, radiator, access to utility.

Landing

Carpet, loft access.

Master Bedroom

Double glazed window to front aspect, fitted wardrobes, radiator. carpet.

Ensuite

Double glazed window to front aspect, shower, wash hand basin, WC.

Bedroom

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

Ensuite

Double glazed window to side aspect, shower, wash hand basin, WC, flooring, radiator.

Bedroom

Double glazed window to rear aspect, radiator, carpet, fitted wardrobes.

Bedroom

Double glazed window to rear aspect, radiator, carpet.

Bathroom

Double glazed window to rear aspect, bath, wash hand basin, WC, flooring.

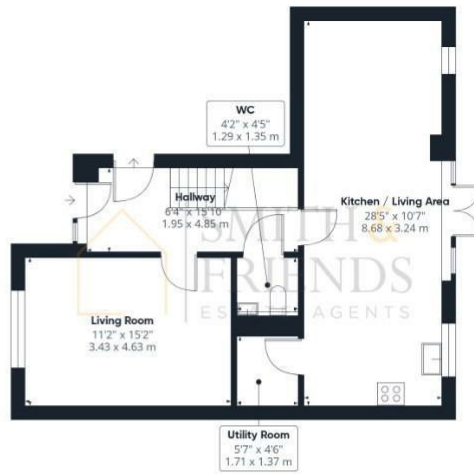


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Approximate total area⁽¹⁾
 1395 ft²
 129.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY
 01642 607555
 stockton@smith-and-friends.co.uk



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www.smith-and-friends.co.uk