

CRANSTOCK CLOSE, WOLVISTON COURT, BILLINGHAM, TS22 5RS



- ▲ Over 1,800 Sq. Ft of Living Accommodation
- ▲ Extended Detached Home
- ▲ Four Double Bedrooms & Two Bath/Shower Rooms
- ▲ Cul-De-Sac Position
- ▲ Generous Wraparound Garden with Westerly Facing Rear Aspect
- ▲ Popular Location of Wolviston Court
- ▲ Four Reception Rooms Including 28ft Lounge
- ▲ 25ft Breakfast Kitchen & Utility Room
- ▲ Detached Double Garage & Double Width Driveway
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

£450,000

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Set at the bottom of a cul-de-sac on the popular estate of Wolviston Court, this hugely impressive extended detached house has room for just about any sized family and features four double bedrooms, four reception rooms and two bath/showrooms.

Most fortunately the property has a generous wraparound garden that has a westerly facing aspect and is not directly overlook to the rear.

With over 1,800 sq. ft of living accommodation the home comprises entrance hall, downstairs WC, snug, 28ft lounge, dining room, rear sitting room, 25ft breakfast kitchen and utility room on the ground floor. The first floor has four double bedrooms and two bath/shower rooms.

Other features include a detached double garage, double width driveway, gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, woodgrain effect laminate flooring, staircase to the first floor, and radiator.

GROUND FLOOR WC - Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, WC, woodgrain effect laminate flooring, and electric extractor fan.

LOUNGE - 8.6m (28'3") into bay window x 3.56m (11'8")
A spacious lounge featuring a living flame electric fire with marble hearth and surround, two radiators and UPVC French doors opening to the side aspect.

DINING ROOM - 3.2m x 2.92m (10'6" x 9'7")
With radiator.

SITTING ROOM - 6.6m x 2.64m (21'8" x 8'8")
A lovely addition to the property creating some extra living space and featuring a radiator and double UPVC doors opening to the westerly facing rear garden.

SNUG - 3.76m (12'4") into bay window x 2.72m (8'11")
With radiator and bay window.

BREAKFAST KITCHEN - 7.75m x 2.74m (25'5" x 9')
Fitted with a range of wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl ceramic sink with mixer tap and drainer, four ring ceramic hob with tiled splashback and electric extractor fan over, integrated electric oven and grill, part tiled walls, vinyl flooring, and double doors with glass inlay open to ...

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UTILITY ROOM - 3m x 2.67m (9'10" x 8'9")

An extension to the side of the property creating a spacious utility room with vaulted ceiling and Velux windows and featuring shaker design floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, radiator, vinyl flooring, plumbing for washing machine and dryer, electric extractor fan and UPVC door to the westerly facing rear garden.

FIRST FLOOR

LANDING - With access to the loft and large storage cupboard.

BEDROOM ONE - 4.27m (14') into wardrobes x 3.58m (11'9")

With radiator and built-in wardrobes.

EN-SUITE - Fitted with a modern three-piece suite comprising P' shaped bath with shower over and glass shower screen, vanity sink unit with wash hand basin and mixer tap, WC, marble effect top, chrome towel rail, vinyl tile effect flooring, and electric extractor fan.

BEDROOM TWO - 3.6m x 3.35m (11'10" x 11')

With radiator.

BEDROOM THREE - 3.9m x 2.72m (12'10" x 8'11")

With radiator and built-in wardrobes.

BEDROOM FOUR - 3.7m x 2.72m (12'2" x 8'11")

With radiator.

FAMILY BATHROOM - Fitted with a modern four-piece suite comprising corner shower cubicle with sliding doors, wood panelled bath with mixer tap, shower attachment and tiled splashback, wash hand basin, WC, chrome towel rail, woodgrain effect vinyl flooring, and electric extractor fan.

EXTERNALLY

GARDENS - The property sits on a generous corner plot with lawned front garden and flagstone pathway. Side gated access leads to the side garden with lawn, timber shed, greenhouse, outside tap, flower borders and flagstone patio area leading to the westerly facing rear garden which is not overlooked to the rear with lawn, mature bush, and flower borders, raised timber decked area, rear patio area with pergola and leading to further side garden with Indian flagstone patio area.

DOUBLE DETACHED GARAGE - A double width flagstone driveway leads to a double detached garage with two up and over doors, power supply and lights.

AGENTS REF: - MH/LS/BIL200238/09012024

Council Tax Band: F **Tenure:** Freehold

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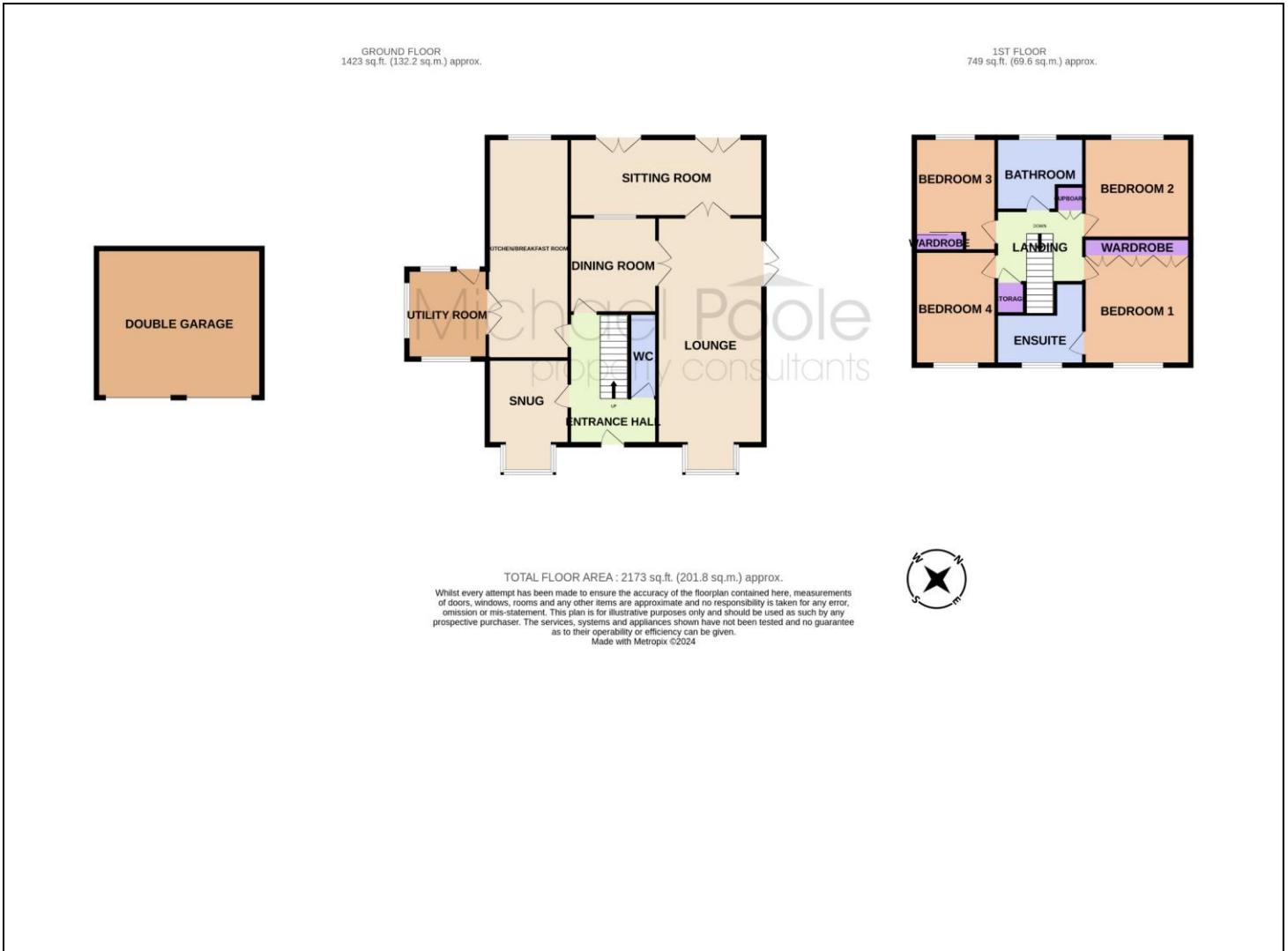


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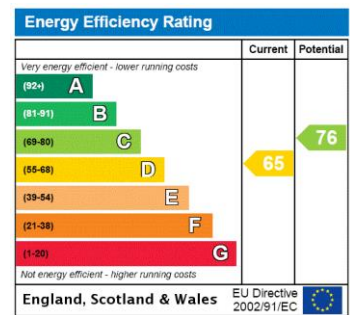


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