

MANOR CLOSE, WOLVISTON VILLAGE, BILLINGHAM, TS22 5QA



- ▲ An Exceptional, Really Comfortable Five Bedroom Detached Family Sized House of Great Proportions
- ▲ Lovely Cul-De-Sac Position with An Open Front Aspect in Always Popular Wolviston Village Surroundings
- ▲ Offered to The Market with a Chain Free Sale

- ▲ Fabulously Sized Rear Garden
- ▲ Stunning Kitchen with High Gloss Units
- ▲ Lounge, Dining Room & Utility Room
- ▲ Double Garage & Block Paved Driveway
- ▲ Light & Airy Entrance Hall, Porch & Downstairs WC

£545,000

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A simply stunning five bedroom detached home which has plenty of space for just about any size family and is extremely comfortable and nicely presented in delightful, quiet Wolviston Village surroundings.

The well-planned interior comprises entrance porch, entrance hall with storage, lounge, dining room, kitchen with a range of modern units, large utility room and downstairs WC. The first floor has four double bedrooms (two with en-suites), roomy single and modern bathroom suite. Outside there is a generous block paved driveway for several cars, double garage and an enclosed rear garden with patio area.

Other attractions include a CHAIN FREE SALE, UPVC double glazing and central heating via a combi boiler.

GROUND FLOOR

ENTRANCE PORCH - UPVC double glazed entrance door with glass inlay and tiled floor.

ENTRANCE HALL - 6.1m x 1.85m (20' x 6'1")
UPVC entrance door with glass inlay to a spacious entrance hall with vertical tube radiator, cloak cupboard, woodgrain effect laminate flooring, and staircase to the first floor.

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10 Town Square, Billingham, TS23 2LY

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CLOAKROOM/WC - Fitted with a white two-piece suite comprising vanity wash hand basin, WC, part tiled walls and tiled floor.

FRONT LOUNGE - 5.72m (18'9") x 5.16m (16'11") into alcoves
With woodgrain effect laminate flooring and radiator.

DINING ROOM - 3.63m x 3.94m (11'11" x 12'11")
With woodgrain effect laminate flooring and vertical tube radiator.

KITCHEN - 3.94m x 3.35m (12'11" x 11')
Fitted with ultra-modern high gloss wall, drawer, and floor units with solid granite work surface, one and a half bowl stainless steel sink with drainer and extendable hose mixer tap, four ring induction hob with granite splashback and Neff brushed steel electric extractor fan over, Neff electric oven, integrated dishwasher, integrated fridge, tiled floor and LED downlights.

UTILITY ROOM - 3.6m (11'10") reducing to 2.74m (9') x 2.7m (8'10") reducing to 1.52m (5')
Fitted with a range of white floor units with marble effect work surface, stainless steel sink with drainer and mixer tap, plumbing for washing machine, floor mounted Worcester

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Bosch Greenstar combination boiler, part tiled walls, tile effect vinyl flooring and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 5.74m (max) x 5.16m (18'10" (max) x 16'11")
With radiator and built-in wardrobes.

EN-SUITE - Fitted with a white three-piece suite comprising shower cubicle with concertina door, vanity unit with wash hand basin, WC, part tiled walls, tiled floor, towel rail and electric extractor fan.

BEDROOM TWO - 3.96m x 3.63m (13' x 11'11")
With radiator.

SHOWER ROOM - With two-piece comprising shower cubicle with concertina door and electric shower over, wash hand basin with tiled splashback, vinyl flooring, electric extractor fan.

BEDROOM THREE - 4.72m x 2.92m (15'6" x 9'7")
With radiator.

BEDROOM FOUR - 3.73m x 2.9m (12'3" x 9'6")
With radiator.

BEDROOM FIVE - 3.43m x 2.1m (11'3" x 6'11")
With radiator.

BATHROOM - Fitted with a modern white four-piece suite comprising corner shower cubicle with glass shower doors, shower over and tiled splashback, corner panelled bath with mixer tap, wash hand basin with mixer tap, WC, tiled floor, shaver point, chrome towel rail and electric extractor fan.

EXTERNALLY

GARDENS & PARKING - The property sits on a generous plot overlooking a rural field to the front and features a lawned front garden with mature bush and flower borders adding extra privacy and a large block paved driveway leads to a double garage. Side gated access leads to the generous rear garden with large flagstone patio area, lawn, further patio area with pergola, greenhouse, raised sleeper beds, outside tap, and power.

DOUBLE GARAGE - 5.94m (max) x 4.85m (19'6" (max) x 15'11")
19'6" (max) x 15'11"
With electric roller door, power supply and light.

AGENTS REF: - MH/LS/BIL220028/22122023

Council Tax Band: G **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: **01642 955140**



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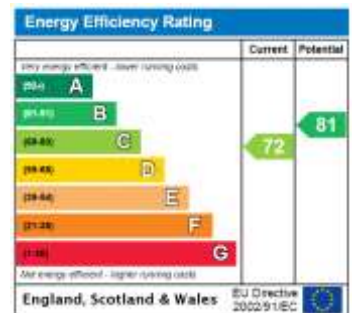


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