

CHAUCER CLOSE, BILLINGHAM, TS23 3GU



- ▲ A Really Smart, Stunningly Modern Style Detached House
- ▲ Extended, Remodelled & Tastefully Presented Throughout
- ▲ Front Lounge & Fabulous Open Plan Kitchen/Living/Diner with Attractive Range of Modern Design Units
- ▲ Three Good Size Bedrooms, Master Bedroom with Shower Room En-Suite & Built in Wardrobes
- ▲ Gas Central Heating with Ideal Combi Boiler
- ▲ UPVC Double Glazing

£240,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



We think you're going to love the interior of this extremely smart, modern style detached house which sits in a cul-de-sac position.

Extended, remodelled and tastefully finished off, this truly is a wonderful home that is in ready to move in condition. Comprising briefly entrance hall, storage room, front lounge, hall with further storage, cloakroom/WC, and fabulous open plan kitchen/living/diner with attractive modern design units. There are three good size bedrooms, master with built-in wardrobes and shower room en-suite, and a fantastic family bathroom upstairs. There is parking on the driveway and a rear garden with patio, lawn and shed.

Other notable features include gas central heating with ideal combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, woodgrain effect laminate flooring and radiator.

STORAGE ROOM ONE - 3.68m x 2.72m (12'1" x 8'11")
With radiator.

FRONT LOUNGE - 5.1m (16'9") into bay window x 3.3m (10'10") (max)
With radiator.

INNER HALL - With staircase to the first floor, tiled floor, and radiator.

STORAGE ROOM TWO - 2.72m x 1.32m (8'11" x 4'4")
With plumbing for washing machine.

CLOAKROOM/WC - Fitted with a modern two-piece suite comprising vanity wash hand basin with tiled splashback and mixer tap, WC, chrome towel rail, tiled flooring, and electric extractor fan.

KITCHEN/DINING AREA - 5.92m (19'5") (max) x 3.1m (10'2") (max)
Fitted with a range of modern high gloss wall, drawer, and floor units with complementary work surface, integrated fridge and freezer, microwave, dishwasher and washing machine, four ring induction hob with brick slip splashback and electric extractor fan over with glass inlay, sink with mixer tap and drainer, vertical tube radiator, and LED downlights.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



CHAUCER CLOSE, TS23 3GU

SITTING AREA - 3.23m x 2.36m (10'7" x 7'9")

Just off the kitchen diner creating a lovely living space with tube radiator, tiled flooring and UPVC French doors open to the rear garden.

FIRST FLOOR

LANDING - With access to the part boarded loft and airing cupboard with Ideal combination boiler.

BEDROOM ONE – 4m (13'1") (max) x 3.2m (10'6") (max)

With radiator and built-in wardrobes.

EN-SUITE - Fitted with a modern three-piece suite comprising double shower cubicle with shower over and glass shower screen, vanity sink unit with wash hand basin and mixer tap, WC, fully tiled walls and floor, chrome towel rail and electric extractor fan.

BEDROOM TWO - 3.2m (10'6") into recess x 3.4m (11'2")

With radiator.

BEDROOM THREE - 3.07m x 2.4m (10'1" x 7'10")

With radiator.

BATHROOM - Fitted with a stunning ultra-modern three-piece suite comprising panelled bath with waterfall showerhead and shower attachment, glass shower screen and water fall mixer tap, vanity sink unit with wash hand basin and waterfall mixer tap, WC, towel rail, and fully tiled walls and floor.

EXTERNALLY

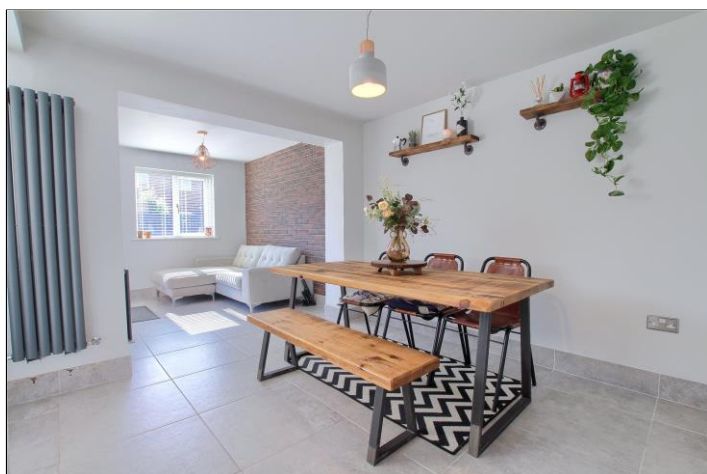
PARKING & GARDENS - To the front there is a tarmac driveway, flagstone pathway to the entrance door and a lawned garden. Side gated access leads to the rear garden with large Indian flagstone patio area, lawn, and outside tap.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

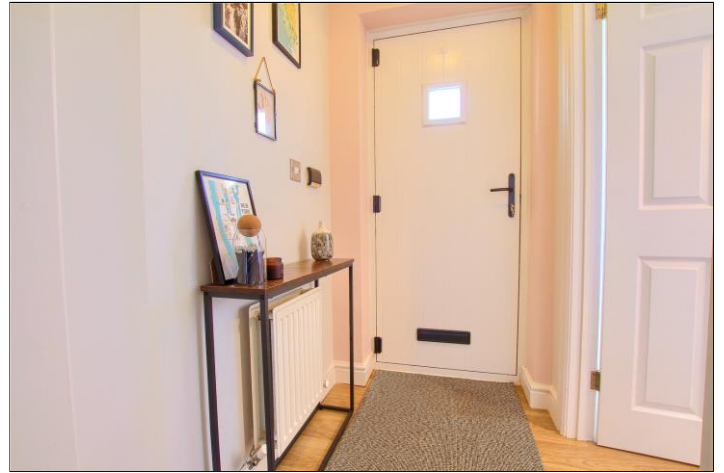
AGENTS REF: - MH/LS/BIL220501/19042024

Council Tax Band: D **Tenure:** Freehold

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

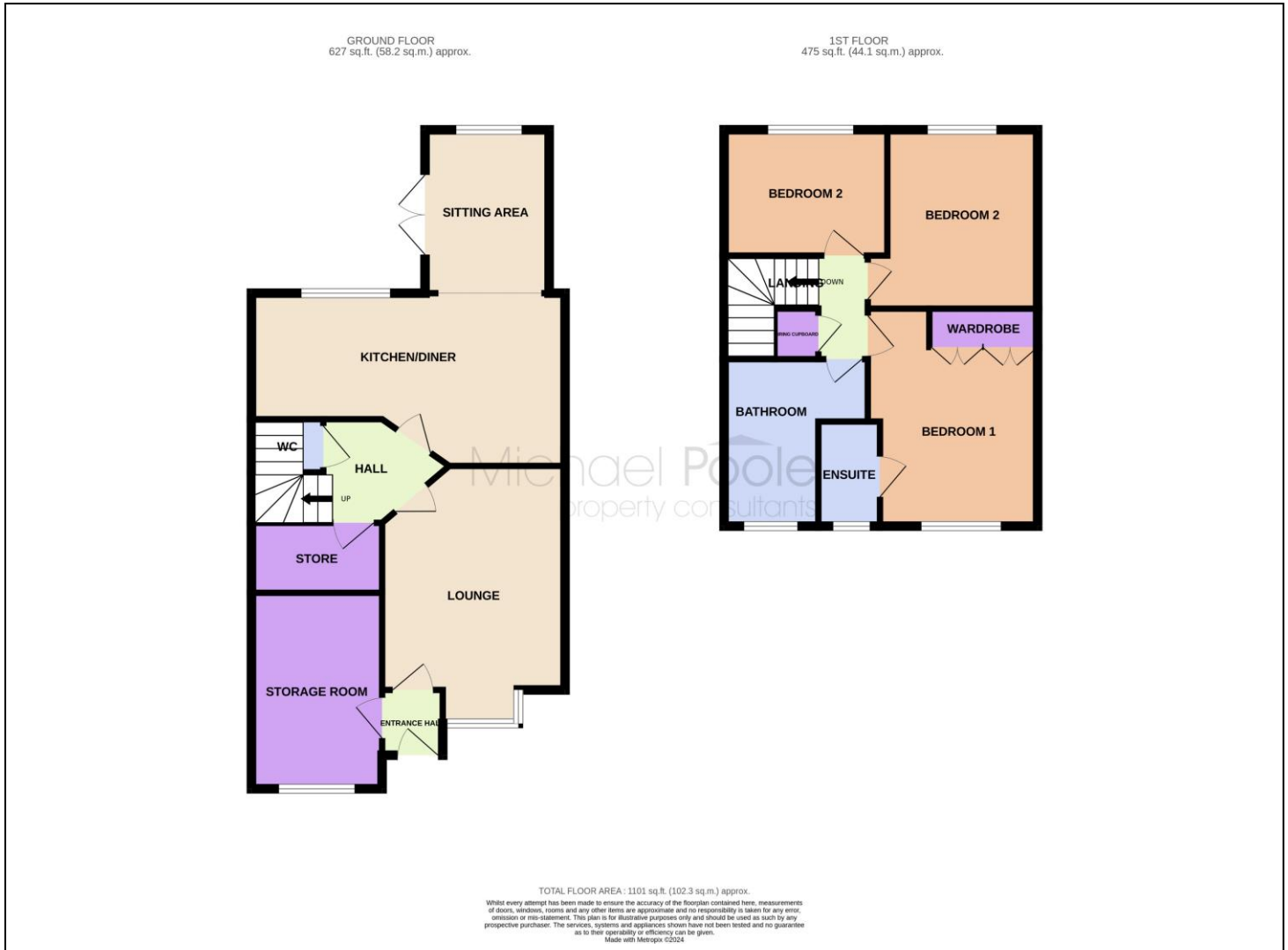


CHAUCER CLOSE, TS23 3GU

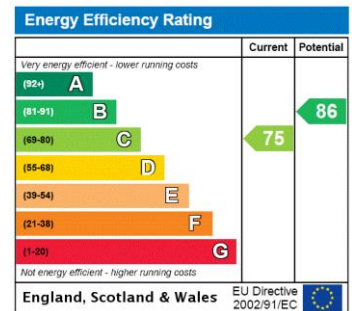


CHAUCER CLOSE, TS23 3GU





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY