

MANOR COURT, WOLVISTON, BILLINGHAM, TS22 5LS



- ▲ An Exceptional, Really Comfortable Four Bedroom Detached Family Sized House of Great Proportions
- ▲ Extended to the Rear & Finished to a Very High Standard
- ▲ Lovely Cul-De-Sac Position with An Open Front Aspect in Always Popular Wolviston Village Surroundings

- ▲ Fabulously Large Rear & Gardens
- ▲ Two Reception Rooms
- ▲ Stunning Open Plan Kitchen/Living/Dining Room with Attractive Shaker Style Units
- ▲ Detached Garage & Parking for Four Cars on The Driveway
- ▲ Light & Airy Entrance Hall with Cloakroom/WC

£465,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



There is plenty of space for just about any size family with this extremely comfortable and nicely presented detached house in delightful, quiet Wolviston Village surroundings.

The standout feature to the home is the open plan kitchen/living/dining area which very much is the heart of the home. The current owners have used the large garden to extend out the rear to create a 27ft x 18ft simply stunning space for all the family to enjoy.

The well-planned interior comprises entrance hallway with cloakroom/WC, spacious front lounge, separate sitting room, utility room and the open plan kitchen/living/dining area with attractive Shaker design units, quartz worktops with central island and built-in appliances. The first floor has four double bedrooms and modern white bathroom suite with a four piece suite.

The property sits on a very generous plot with a fabulous large, beautifully maintained side and rear garden. There is a summerhouse (first fix for electrics have been installed), two garden sheds, green house and pond.

Other attractions include a full rewire, detached garage and parking for up to four cars on the block paved driveway, UPVC double glazing and central heating with Baxi Combi Eco Blue Advance boiler.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with double glazed insert, tile effect vinyl flooring, vertical tube radiator, under stairs storage cupboard, oak banister with glass inlay and staircase to the first floor.

CLOAKROOM/WC - With white low level WC, wash hand basin and radiator.

SITTING ROOM - 4.93m x 3.53m (16'2" x 11'7")
With radiator and Plantation shutter blinds.

LOUNGE - 4.52m x 3.33m (14'10" x 10'11")
With radiator and feature cast iron fireplace with surround and marble hearth.

OPEN PLAN KITCHEN/LIVING/DINING ROOM - 8.38m x 5.66m (27'6" x 18'7")

The current owners have extended the property to the rear to create a fantastic living space which is very much the heart of the home and features two tone shaker design wall, drawer, and floor units with solid Quartz work surface and central island with an inlay sink with mixer tap over, wine fridge, USB socket chargers, and induction hob with feature extractor over. Integrated fridge freezer, integrated washing machine, large larder cupboard, dishwasher, four vertical tube radiators, Amtico flooring, LED downlights, four Velux windows flooding the room with light, and two bi-folding doors marry up the inside with the out.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



MANOR COURT, TS22 5LS

UTILITY ROOM - 2.44m x 1.98m (8' x 6'6")

With wall mounted Baxi Combi Eco Blue Advance and UPVC door to the side aspect.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 3.76m x 3.43m (12'4" x 11'3")

Built-in wardrobes with mirror sliding doors and radiator.

BEDROOM TWO - 3.96m x 2.87m (13' x 9'5")

With radiator.

BEDROOM THREE - 4.5m x 2.87m (14'9" x 9'5")

With radiator.

BEDROOM FOUR - 3.05m x 2.36m (10' x 7'9")

With radiator.

BATHROOM - An extremely smart white four-piece suite comprising walk-in shower enclosure with thermostatic Mira Platinum drench shower unit, panelled bath with mixer tap over, wash hand basin with mixer tap, and low level WC. Floor to ceiling chrome towel rail, LED spotlights, part tiled walls, and tiled floor.

EXTERNALLY

GARDENS - Open plan front garden mainly laid to lawn with bush border. Side access leads to the fabulously large, beautifully maintained and well laid out side and rear garden with a neat well-kept lawn, established mature shrubs, ornamental tree and crab apple tree. There is a large south facing patio area to the side of the property, timber garden shed, greenhouse, pond, outside tap, outside lights, and the owners have added a large summerhouse to the rear of the garden with the first fittings of electric already in place and further summerhouse/shed with UPVC French doors.

GARAGE - A block paved driveway provides parking up to four cars and leads to a single detached brick built garage with up and over door, electric supply and lighting.

AGENTS REF: - MH/LS/BIL230309/11072023

Council Tax Band: E

Tenure: Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



MANOR COURT, TS22 5LS



MANOR COURT, TS22 5LS



MANOR COURT, TS22 5LS



MANOR COURT, TS22 5LS



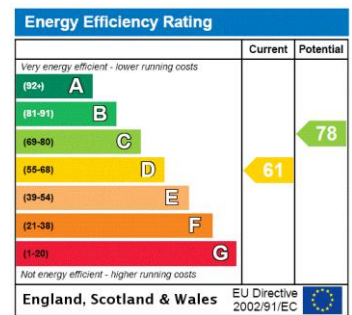
GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.

TOTAL FLOOR AREA: 1882 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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