

## DALBY CLOSE, WOLVISTON COURT, BILLINGHAM, TS22 5RW



- ▲ Three Bedroom Detached House
- ▲ Popular Estate of Wolviston Court
- ▲ Close to Amenities & Schools
- ▲ Corner Plot Position
- ▲ Generous Westerly Facing Rear Garden
- ▲ Detached Garage & Driveway
- ▲ Fabulous Bathroom with Four Piece Suite
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

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If you are in the market for a detached house on the popular estate of Wolviston Court with a large westerly facing, then look no further!

The excellently presented interior comprises spacious entrance hall, cloakroom/WC, kitchen, and L' shaped lounge/diner on the ground floor. The first floor has three bedrooms and a fantastic modern bathroom with a four-piece suite.

Other features include a driveway for two cars, detached garage with electric roller door, gas central heating with combi boiler, and UPVC double glazing.

### **GROUND FLOOR**

**ENTRANCE HALL** - UPVC double glazed entrance door with glass inlay to a spacious entrance hall with radiator, under stairs storage cupboard and staircase to the first floor.

**CLOAKROOM/WC** - Two-piece suite comprising wash hand basin with mixer tap and WC. Tile effect vinyl flooring.

**L' SHAPED LOUNGE** - 5.33m (17'6") excluding bay window reducing to 2.54m (8'4") x 5.56m (18'3") reducing to 3.28m (10'9")

A spacious room with two radiators, deep bay window and UPVC double glazed sliding door to the westerly facing rear garden.

**KITCHEN** - 3.84m (12'7") (max) x 2.4m (7'10") (max)

Fitted with a range of wood effect wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, four ring gas hob with glass splashback and brushed steel electric extractor fan over, integrated oven and grill, plumbing for washing machine and dishwasher, radiator, and UPVC door to the side aspect.

### **FIRST FLOOR**

**LANDING** - With access to the loft.

**BEDROOM ONE** - 5.36m (17'7") reducing to 3.35m (11') x 3.23m (10'7") reducing to 1.65m (5'5")  
With two radiators.

**TO VIEW:** Tel: 01642 955140  
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**BEDROOM TWO** - 3.33m (10'11") reducing to 2.36m (7'9") x 3.15m (10'4") reducing to 2.62m (8'7")

With radiator.

**BEDROOM THREE** - 3.28m (10'9") reducing to 2.4m (7'10") x 2.13m (7') reducing to 1.7m (5'7")

With radiator.

**BATHROOM** - Fitted with an ultra-modern four-piece suite comprising panelled bath with waterfall mixer tap, wash hand basin with waterfall mixer tap, WC and double shower cubicle with glass sliding shower screen, waterfall showerhead and shower attachment. Fully tiled walls and floor and electric extractor fan.

### EXTERNALLY

**GARDENS** - The property sits on a generous corner plot with lawned front garden, tarmac pathway leading to the entrance door and bush borders. Side gated access leads to the westerly facing rear garden with tarmac pathway, flagstone patio area, mature flower and bush borders, brick boundary wall and outside tap.

**DETACHED GARAGE** - 5.1m x 2.5m (16'9" x 8'2")

A double tarmac driveway leads to a single garage with electric roller door, power supply, light and UPVC door to the rear garden.

**AGENTS REF:** - MH/LS/BIL230316/27072023

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

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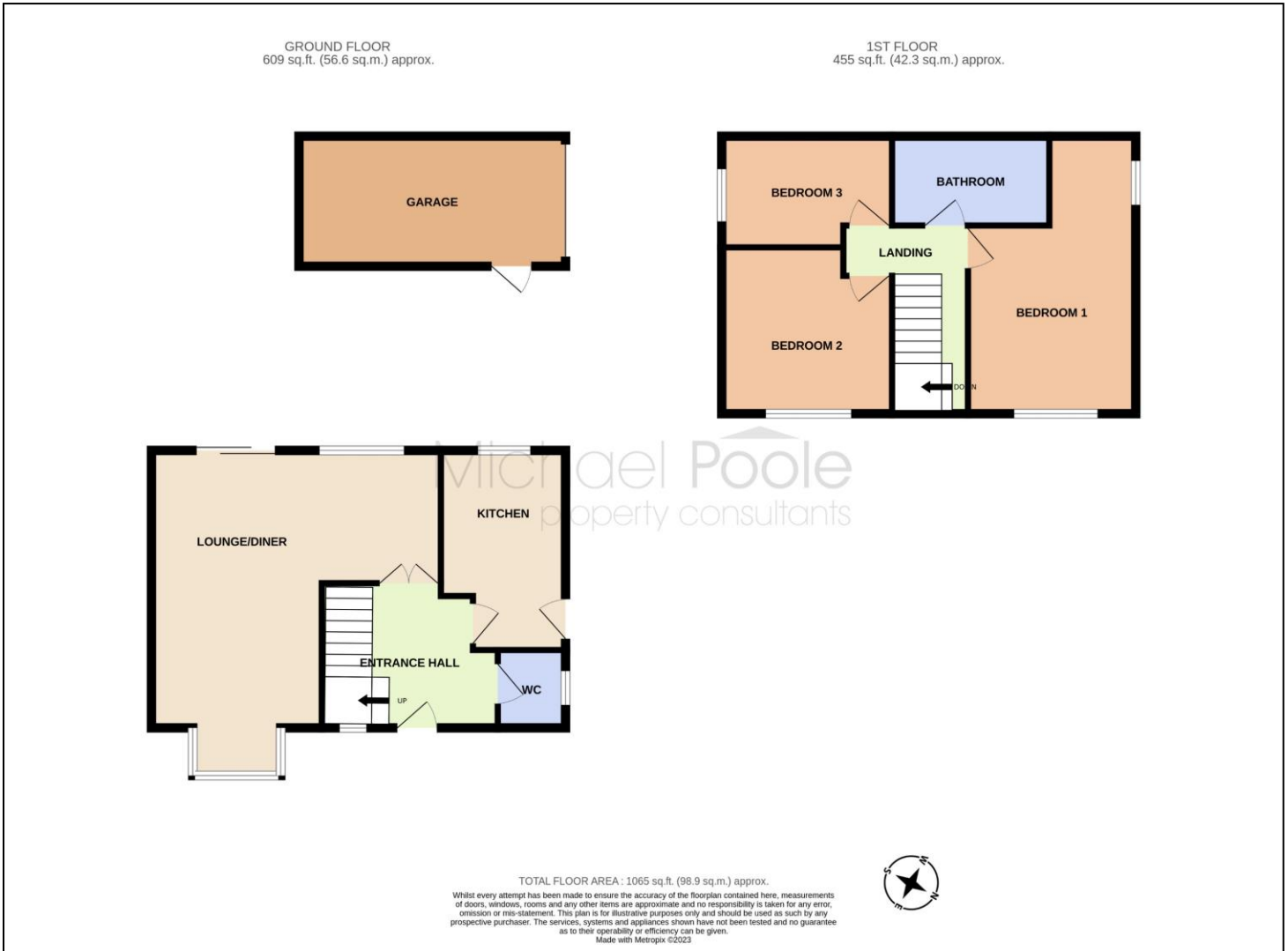


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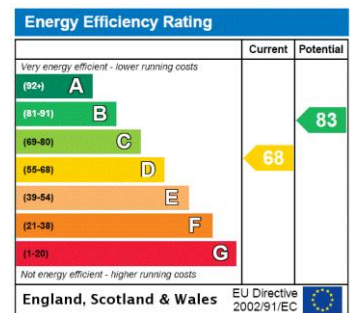


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