

SPEETON CLOSE, BILLINGHAM, TS23 3YH



- ▲ Extended McLeans Built Detached House
- ▲ Spacious, Well Planned Modern Interior
- ▲ Generous South Westerly Facing Rear Garden
- ▲ Four Bedrooms/Two Bathrooms
- ▲ Three Reception Rooms
- ▲ Fabulous Modern Kitchen/Breakfast Room
- ▲ Useful Cloakroom/WC
- ▲ Gas Central Heating Combi Boiler
- ▲ Treble Width Block Paved Driveway & 17ft Integrated Garage

£310,000

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Considerably larger than its outward appearance would have you believe, this McLean built detached house offers fabulous well-planned family sized living space with three reception rooms, two bathrooms and stunning modern kitchen/breakfast room.

This former show home sits on a corner plot with a south westerly facing rear garden and the space has allowed the owners to increase the footprint of the property with a large master bedroom/en-suite and wider 17ft x 11ft garage.

With over 1,400 sq. ft of living accommodation comprising entrance hall, 17ft bay fronted lounge, dining room, open plan kitchen/breakfast room and extended garden room with Velux windows on the ground floor. The first floor has master bedroom with stylish en-suite with four-piece suite, three further bedrooms and a family bathroom. Outside there is a large rear garden with well place patio/decking areas, timber shed, double gate access to the side and lawn.

Other features include treble width large block paved driveway for a number of cars, integrated garage with electric roller door, gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - UPVC entrance door with glass inlay, radiator, LVT flooring and staircase to the first floor.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising vanity unit with wash hand basin, mixer tap and tiled splashback, WC, and LVT flooring.

LOUNGE - 5.44m (17'10") into bay window x 3.4m (11'2") (max)

With bay window, radiator and living flame electric fire with Limestone hearth and surround.

DINING ROOM - 3.4m x 2.8m (11'2" x 9'2")

With radiator and wooden French doors with glass inlay opening to ...

GARDEN ROOM - 3.66m x 3.66m (12' x 12')

An extension to the property overlooking the south westerly facing rear garden and featuring woodgrain effect laminate flooring, vertical tube radiator, two Velux windows and UPVC French doors open to the rear garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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BREAKFAST KITCHEN - 6.53m (21'5") reducing to 1.98m (6'6") x 5.7m (18'8") reducing to 2.8m (9'2")

Very much the heart of the home and a fantastic space for all the family featuring high gloss wall, drawer, and floor units with complementary granite work surface with central breakfast island with gas domino hob in addition to induction hob with brushed steel electric extractor fan over with glass inlay, integrated full height fridge, freezer, wine cooler, double oven, and grill, and a one and a half bowl sink unit with mixer tap. LVT flooring, radiator, vertical tube radiator, internal access to the garage and UPVC French doors open to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 4.45m x 3.35m (14'7" x 11')

With fitted wardrobes and drawers, dressing area and radiator.

EN-SUITE - Fitted with an ultra-modern four-piece suite comprising tiled panelled larger than average double ended bath with mixer tap over, vanity unit with wash hand basin, WC, double walk-in shower with shower attachment, glass shower screen and waterfall showerhead, heated tubular towel radiator in shower area, Porcelain tiled walls and floor.

BEDROOM TWO - 3.53m x 3.48m (11'7" x 11'5")

With radiator and built-in wardrobes.

BEDROOM THREE - 4.45m (14'7") reducing to 2.4m (7'10") x 3.05m (10') into wardrobes reducing to 2.03m (6'8")

With radiator and built-in wardrobes with sliding doors.

BEDROOM FOUR - 3.53m x 1.9m (11'7" x 6'3")

With radiator and built-in cupboard over the stairs

BATHROOM - White three-piece suite comprising panelled bath with electric shower over and tiled splashback, wash hand basin, WC, part tiled walls, electric extractor fan and chrome towel rail and tile effect vinyl flooring.

EXTERNALLY - To the front there is a lawned garden with double side access leading to the south westerly facing rear garden with large lawned area, Indian flagstone patio area, double wooden access gates to the side, raised timber decked area, timber shed, outside tap and power.

INTEGRATED GARAGE - 5.18m x 3.45m (17' x 11'4")

A treble width block paved driveway for a number of cars leads up to the integrated garage with electric roller door, power, light and access to the property.

AGENTS REF: - MH/LS/BIL230538/17012024

Council Tax Band: C **Tenure:** Freehold

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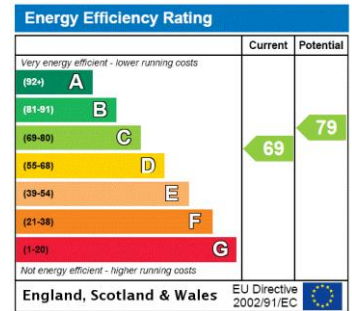
GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.

TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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.
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