

# SKRIPKA DRIVE, WOLVISTON COURT, BILLINGHAM, TS22 5EZ



- ▲ Truly Outstanding Extended Semi-Detached House
- ▲ Wolviston Court Location
- ▲ NO CHAIN INVOLVED
- ▲ Four Bedroom Semi Detached
- ▲ Open Plan Living/Kitchen/Diner
- ▲ Stunning Bathroom & Shower Suites

- ▲ Large Utility Room & Downstairs WC
- ▲ Double Width Block Paved Driveway
- ▲ Integrated Garage with Electric Roller Door
- ▲ Gas Central Heating & Combi Boiler
- ▲ Oak Internal Doors & Karndean Flooring

**£242,500**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





Having been the subject of a flawless and very skilful program of improvement, extending and refinement work over the years which has created a truly outstanding four-bedroom semi-detached home of the highest of order and comes with NO CHAIN INVOLVED.

Set in the popular location of Wolviston Court and featuring a generous landscaped rear garden, stunning open plan living/kitchen/diner, large utility room and has a modern free flowing feel throughout.

The stylish decorated interior comprises front lounge, open plan living/kitchen/diner with a range of modern units and built-in appliances, utility room and downstairs WC on the ground floor. The first floor has three good sized bedrooms, stunning shower room, master suite with fabulous four-piece bathroom suite and access into the loft space.

Other notable features include gas central heating with combi boiler, Karndean flooring, UPVC double glazing, oak internal doors, double block paved double driveway and integrated garage with electric roller door.

### GROUND FLOOR

**LOUNGE - 5.36m (max) x 4.57m (17'7" (max) x 15')**  
5.36m (max) x 4.57m

Composite entrance door with glass inlay to a spacious lounge with Karndean flooring, radiator, and staircase to the first floor.

**OPEN PLAN LIVING/KITCHEN/DINER - 7.06m x 4.57m (23'2" x 15')**

The current owners have extended the property to the rear elevation to create this fantastic living space which is very much the heart of the home and features oak shaker design wall, drawer, and floor units with granite work surface, breakfast bar and stainless-steel inlay sink with granite drainer and mixer tap. Integrated washing machine and electric range cooker with granite splashback and white extractor fan over. Two vertical tube radiators, Karndean flooring, two Velux windows, LED downlights and UPVC French doors open to the rear garden.

**UTILITY ROOM - 5.64m (18'6") (max) x 2.72m (8'11") (max)**

Fitted with a range of cream wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for American style fridge freezer, two large storage cupboards, LED downlights, tile effect vinyl flooring, access to the integrated garage and UPVC door to the rear garden.

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



## SKRIPKA DRIVE, TS22 5EZ

**CLOAKROOM/WC** - Fitted with a white two-piece suite comprising vanity unit with wash hand basin, WC, radiator, electric extractor fan, waterproof panelled walling, and tile effect vinyl flooring.

### **FIRST FLOOR**

**LANDING** - With sun tube light window.

**MASTER BEDROOM - 5.16m x 2.64m (16'11" x 8'8")**

Part of the extension creating some further living space and features built-in wardrobes and drawers, radiator, and access to the loft room via a sturdy wooden dropdown ladder.

**EN-SUITE** - Fitted with a stunning four-piece suite comprising tiled panelled bath, walk-in shower with glass shower screen, vanity unit with wash hand basin and mixer tap, fully tiled walls and floor, chrome towel rail, LED downlights and electric extractor fan.

**LOFT ROOM - 5.05m (16'7") with reduced head height reducing to 4.37m (14'4") with reduced head height reducing x 2.46m (8'1") reducing to 1.12m (3'8")**

Boarded and plastered loft room with carpet, Velux window, power, and access to further loft space.

**BEDROOM TWO - 3.86m (12'8") into wardrobes x 3m (9'10")**

With radiator and built-in wardrobes and drawers.

**BEDROOM THREE 12'9 X 8'5** - With radiator and built-in wardrobes and drawers.

**BEDROOM FOUR - 2.44m x 1.9m (8' x 6'3")**

With radiator, woodgrain effect laminate flooring, and built-in shelving and hanging.

**SHOWER ROOM** - Fitted with a stunning white three-piece suite comprising corner shower cubicle with glass shower door, vanity unit with wash hand basin, WC, chrome towel rail, fully tiled walls and floor, electric extractor fan and LED downlights.

### **EXTERNALLY**

**GARDENS & PARKING** - Block paved frontage with small flowerbed and gated access to the landscaped low maintenance rear garden with large timber decked area with timber gazebo, astro turf, rockery pond, flagstone pathway with raised vegetable beds, greenhouse, outside power points, outside tap and outside lights.

**AGENTS REF:** - MH/LS/BIL240027/25012024

**Council Tax Band:** B      **Tenure:** Freehold

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





SKRIPKA DRIVE, TS22 5EZ





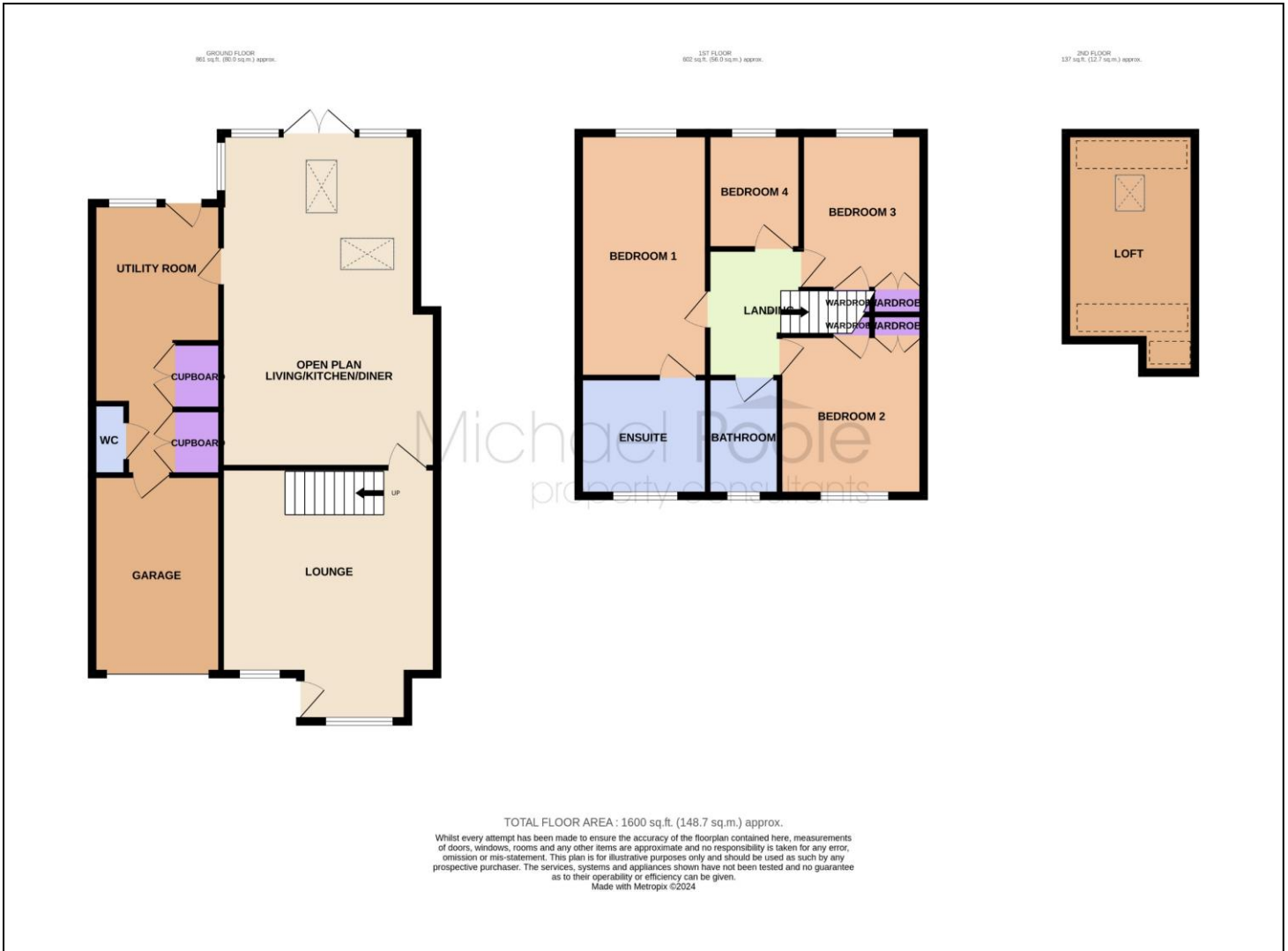
SKRIPKA DRIVE, TS22 5EZ



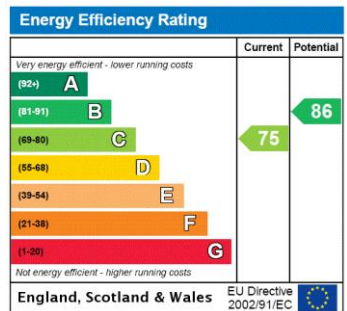


SKRIPKA DRIVE, TS22 5EZ





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