

WOLVISTON MILL LANE, WOLVISTON COURT, BILLINGHAM, TS22 5ED



- ▲ Fabulous Individually Designed & Built Detached Dormer Bungalow
- ▲ Over 1,600 sq. ft of Living Accommodation
- ▲ Four Bedrooms Set over Two Floor

- ▲ Two Modern Bath/Shower Rooms
- ▲ 24ft x 15ft Garage with Electric Roller Door & Driveway
- ▲ 23ft Lounge, Dining Area & Kitchen with a Range of Modern High Gloss Units

£380,000

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This excellently presented individually designed dormer style bungalow has flexible living in mind with four bedrooms and two bathrooms set across two floors.

Set in the well-regarded location of Wolviston Court and features over 1,600 sq. ft of living accommodation that would suite families and someone looking for a sizable property with downstairs accommodation.

Comprising entrance hall, dining area, 23ft lounge, kitchen with a range of modern high gloss units, two bedrooms, bathroom with jacuzzi bath and utility on the ground floor. The first floor has two bedrooms, shower room and large loft space. Outside there is an established rear garden that is not directly overlooked to the rear with a garden lodge, shed, log store and children's tree house.

Other features include a large 24ft double garage with electric roller door, driveway for a number of cars, gas central heating and UPVC double glazing.

Tenure - Freehold

Council Tax Band E

GROUND FLOOR

ENTRANCE HALL - UPVC entrance door with glass inlay and radiator.

DINING AREA - 4.85m (15'11") reducing to 1.88m (6'2") x 4.93m (16'2") reducing to 2.97m (9'9")

With radiator, staircase to the first floor and thermostatic heating control.

BEDROOM TWO - 4.1m x 3.35m (13'5" x 11')

With radiator.

LOUNGE - 7.1m x 3.58m (23'4" x 11'9")

With radiator, living flame electric fire with marble surround and hearth and UPVC French doors open to the rear garden.

KITCHEN - 3.58m x 2.72m (11'9" x 8'11")

Fitted with a range of white high gloss wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, integrated electric oven and grill, space for under counter fridge, plumbing for dishwasher, tiled floor, radiator, and UPVC door to the rear garden.

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BEDROOM FOUR - 3.35m x 1.78m (11' x 5'10")

With radiator.

UTILITY - 1.88m x 1.52m (6'2" x 5')

With plumbing for washing machine and dryer, built-in shelving, and wood effect work surface.

BATHROOM - Fitted with a modern white three-piece suite comprising corner jacuzzi bath with mixer tap, vanity unit with wash hand basin and mixer tap, WC, towel rail, fully tiled walls, LED downlights, and slate tile effect LVT flooring.

FIRST FLOOR

LANDING - Currently used as an office area with eaves storage cupboard and access to the loft.

BEDROOM ONE - 5.36m (17'7") x 4.47m (14'8") (max) into wardrobes

With built-in solid wood wardrobes, radiator, and built-in window seat with four drawers and two windowsill height, double fitted cupboards either side.

BEDROOM THREE - 5.5m x 1.93m (18'1" x 6'4")

With radiator, built-in wardrobes, and access to the loft space.

SHOWER ROOM - Fitted with a modern three-piece suite comprising shower cubicle with glass shower screen and electric shower over, wash hand basin with mixer tap, WC, tiled walls, radiator and slate effect vinyl tiled floor.

LOFT SPACE - 4.88m (16') x 3.25m (10'8") with reduced head height

Fully boarded and carpeted loft space with light.

EXTERNALLY

PARKING - To the front there is a large double width block paved driveway for a number of cars leading to the double garage.

GARAGE - 7.6m x 4.7m (24'11" x 15'5")

With electric roller door, power supply, light, sink unit with hot and cold water, combination boiler and UPVC door to the rear garden.

GARDENS - A flagstone pathway to the front elevation leads to the entrance door. Side gated access leads to the well established rear garden with a range of mature bush and flower borders, raised flagstone patio area, timber shed with power and log store, lawn, outside tap and a garden lodge with built-in seats, log burning stove, power, and light.

AGENTS REF: - MH/LS/BIL240093/11032024

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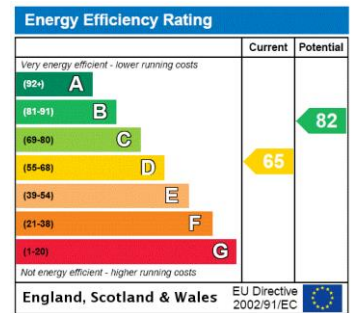


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