

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



- ▲ Individually Designed & Built Detached House on The Popular Location of Wolviston Court
- ▲ Four Double Bedrooms & Two Bath/Shower Room
- ▲ Generous Lounge, Sitting Room & 22ft Kitchen/Diner
- ▲ Useful Downstairs WC
- ▲ Double Width Block Paved Driveway & Integrated Double Garage
- ▲ Good Size Front & Side Garden
- ▲ Gas Central Heating with Baxi Combi Boiler
- ▲ UPVC Double Glazing & Balcony Sitting Area

£300,000

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This individually designed and built detached house on the corner of Wolviston Mill Lane & Thames Road is perfect for a growing family looking for lots of internal space. The property features four double bedrooms, two bath/shower rooms and two reception rooms.

With over 1,500 sq. ft of living accommodation the property comprises spacious entrance hall, 22ft kitchen/diner, sitting room, large lounge, and conservatory. The first floor has four double bedrooms with the master having an en-suite and family bathroom. Outside there is a good size front and side garden and block paved patio rear garden.

Other features include block paved double width driveway leading to an integrated double garage, gas central heating with Baxi combi boiler, balcony and UPVC double glazed windows.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door, radiator, and staircase to the first floor.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising vanity unit with wash hand basin, WC, part tiled walls, and vinyl flooring.

KITCHEN/DINING ROOM - 6.43m x 3.5m (21'1" x 11'6")
Fitted with a range of shaker design wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl stainless steel sink with mixer tap and drainer, four ring hob with tiled splashback and electric extractor fan over, integrated dishwasher, two radiators and UPVC door to the rear garden.

SITTING ROOM - 3.45m x 2.9m (11'4" x 9'6")
With radiator.

LOUNGE - 5.46m (17'11") (max) x 4.2m (13'9") (max)
With two radiators, living flame electric fire in feature surround and double doors open to ...

CONSERVATORY - 3.63m x 2.5m (11'11" x 8'2")
With tiled floor, UPVC French doors open to the rear garden and internal access to the double garage.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

LANDING - With access to the part boarded loft and storage cupboard.

BEDROOM ONE - 5.16m (16'11") (max) x 4.1m (13'5") into wardrobes

With radiator, built-in wardrobes, and access to the balcony area.

EN-SUITE - Fitted with a three-piece suite comprising corner shower cubicle, wash hand basin with mixer tap, WC, fully tiled walls and floor, and electric extractor fan.

BEDROOM TWO - 3.5m x 3.3m (11'6" x 10'10")

With radiator.

BEDROOM THREE - 3.43m x 2.97m (11'3" x 9'9")

With radiator.

BEDROOM FOUR - 3.53m x 3.02m (11'7" x 9'11")

With radiator.

BATHROOM - Fitted with a white four-piece suite comprising panelled bath, vanity unit with wash hand basin and mixer tap, shower cubicle with glass shower door, fully tiled walls, and vinyl flooring.

EXTERNALLY

GARDENS - The property sits on a corner plot with large lawned front garden and side garden with hedging to add extra privacy. To the rear there is a courtyard garden with block paving and outside tap.

DOUBLE GARAGE - 7.16m x 5.28m (23'6" x 17'4")

With up and over door, power supply, light, Baxi combination boiler, internal access to the conservatory and side access door to the courtyard garden.

AGENTS REF: - MH/LS/ING120233/19012024

Council Tax Band: E **Tenure:** Freehold

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



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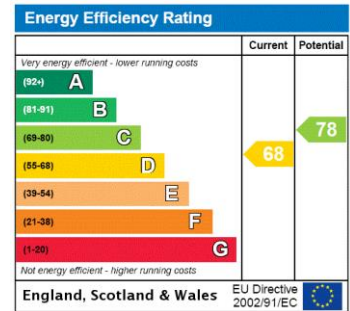


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