



Chilcroft Close
Wolviston Court, Billingham

£375,000

EPC RATING: D-56

Set on a large plot in the corner of this small and quiet cul-de-sac located off Skripka Drive sits a spacious four double bedroom detached family home. The immaculately presented accommodation comprises; entrance hall, cloakroom/WC, 21ft. lounge with bay window with double doors opening to a conservatory which overlooks the garden and a stunning kitchen/dining room with recently installed units, Smeg range cooker and integrated appliances. There are four double bedrooms to the first floor, two with wardrobes, modern family bathroom and an en-suite to bedroom one. There is a lawned garden to the front of the property with a large a driveway to the side leading to a detached double garage. To the rear is a very large garden with extensive lawn, patio and decked areas. The property is fully double glazed, has a recent Baxi combi boiler, security alarm and CCTV system. The local schools are well regarded and the A19 and A689 are easily accessible for commuting. Energy Rating: D-56. Council Tax Band: D £2373.32



- Large Detached Family Home • Four Spacious Double Bedrooms • Stunning Recent Kitchen with Appliances

Entrance Hall

UPVC entrance door with feature light & UPVC double glazed side panel, staircase to first floor, understair storage cupboard, coving and a radiator.

Cloakroom/WC

Front aspect UPVC double glazed window, vanity unit housing wash basin, low level WC and a chrome heated towel rail.

Lounge

6.65m (into bay) x 3.62m (21'9" (into bay) x 11'10")

Front aspect UPVC double glazed box bay window and a rear aspect window overlooking the garden. Feature marble fire surround & hearth with inset electric fire, wall lights, two radiators and double doors opening to:

Conservatory

3.20m x 2.38m (10'5" x 7'9")

UPVC construction with a side aspect door opening to the garden, tiled floor and wall lights.

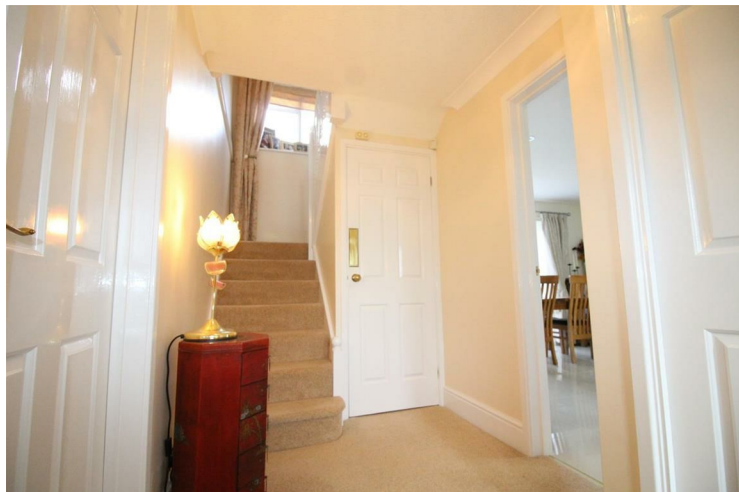
Kitchen/Dining Room

5.89m x 3.94m (max.) (19'3" x 12'11" (max.))

Front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening to the garden. A range of recently fitted cream coloured base & wall units including display cabinets with feature lighting and breakfast bar with marble effect worksurfaces & matching upstand incorporating a 1½ bowl sink unit & mixer tap. Smeg range cooker with extractor hood over, integrated washer/dryer, fridge, freezer and a slimline dishwasher. Tiled floor, spot lights, radiator and a concealed Baxi combi boiler (3 years remain on guarantee).

First Floor Landing

Rear aspect UPVC double glazed window, spindle staircase and access to part boarded loft with lighting via a pull down aluminium ladder.



- Modern Family Bathroom & En-Suite • 21ft. Lounge and a Conservatory • Extensive Gardens, Large Drive & Double Garage • Energy Rating: D-56 • Council Tax Band: D £2373.32



Bedroom One

3.73m x 3.13m (12'2" x 10'3")

Front aspect UPVC double glazed window, wardrobes and a radiator.

En-Suite

Front aspect UPVC double glazed window, vanity unit housing wash basin, low level WC, walk-in double enclosure with thermostatic mixer shower, UPVC clad walls & ceiling, extractor fan, spot lights and a chrome heated towel rail.

Bedroom Two

3.83m x 3.30m (12'6" x 10'9")

Front aspect UPVC double glazed window, a range of fitted wardrobes with drawers, and a radiator.

Bedroom Three

2.10m x 4.03m (6'10" x 13'2")

Rear aspect UPVC double glazed window and a radiator.

Bedroom Four

2.10m x 3.68m (6'10" x 12'0")

Rear aspect UPVC double glazed window and a radiator.



Bathroom

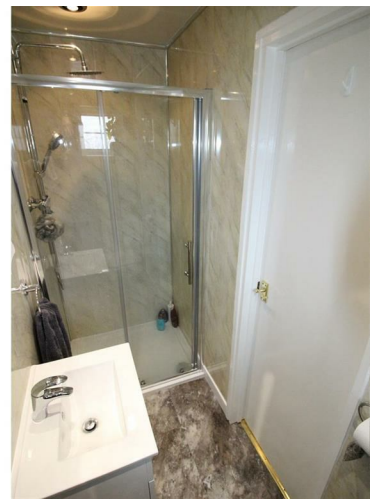
2.72m x 1.89m (8'11" x 6'2")

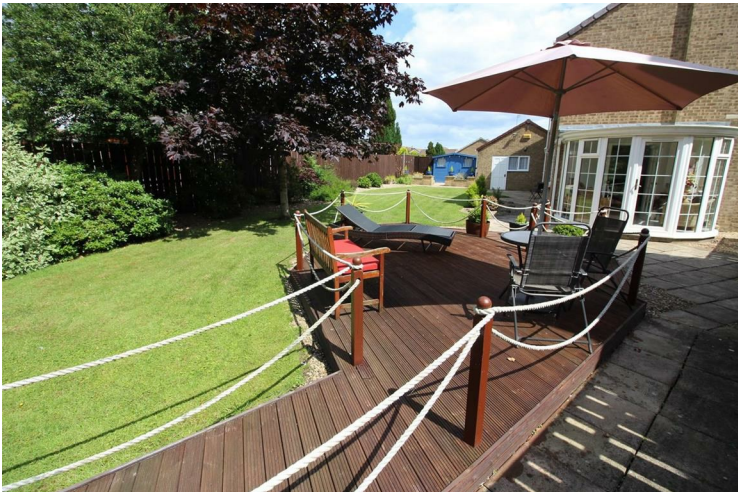
Front aspect UPVC double glazed window, modern white suite comprising; enclosed double ended bath with telephone showerhead & mixer tap, vanity unit housing wash basin, low level WC and a corner cubicle with thermostatic mixer shower. Part tiled walls, extractor fan, spot lights and a chrome heated towel rail.

Externally

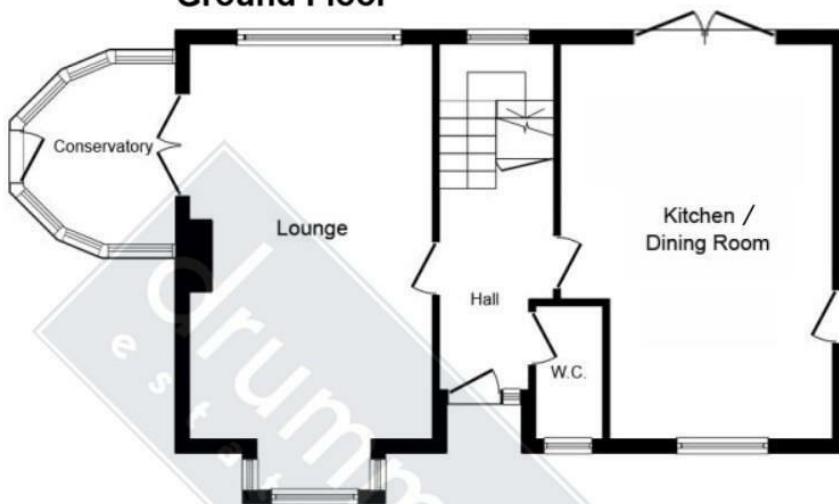
There is a lawned garden to the front of the property lined by well stocked borders with plants, shrubs & trees. A driveway, providing off-street parking for up to five cars, leads to a detached double garage (5.54m x 5.07m – 18'2" x 16'8") with two up & over doors, power, lighting, water supply, security alarm and a side aspect window & door accessed from the garden. To the rear is a very large garden with extensive lawn, patio and decked areas, gravelled bordered with mature plants, shrubs & trees, a 10' x 8' wooden garden shed, water tap and security lighting. The exterior of the property is covered by a recently installed CCTV system.



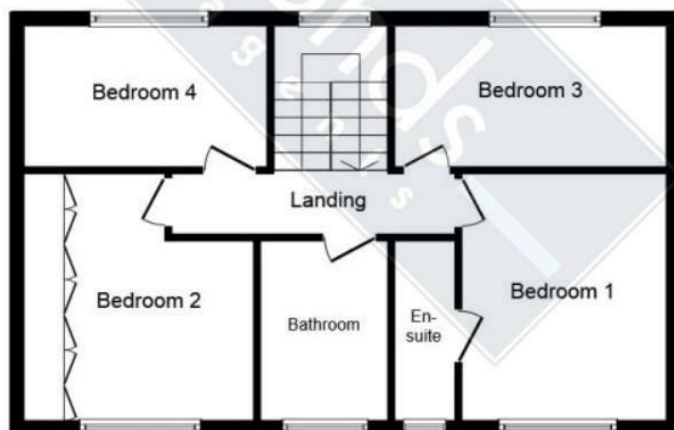




Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Additional

Local Authority - Stockton-on-Tees

Council Tax - Band D

Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Freehold

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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