



West Hartlepool Road  
Wolviston

£350,000  
ENERGY RATING: D-58

Set on over a third of an acre in this highly desirable village sits a spacious and private detached bungalow. This prime plot also offers potential development opportunity in this rarely available location. The property comprises; entrance porch, hallway, 30 ft. double aspect lounge, kitchen/diner, three bedrooms. Bathroom and cloaks/WC. There is a lawned garden to the front with an extensive driveway to the side which leads to a detached garage & workshop. To the rear is a vast garden with patio and lawned areas, lined by mature trees. The property is located a very short walk to Wolviston High Street and offers easy access to the A689 and A19 as well being only a short drive to all the amenities in Billingham town centre. Energy Rating: D-58. Council Tax Band: E (£2,767.08).



- Three Bedroom Detached Bungalow
- Very Large Plot – Over 1/3 of acre
- Development Opportunity
- Ever Popular Village Location

### Entrance Porch

Wooden part glazed entrance door, front & side aspect windows, tiled floor and a solid door leading to:

### Hallway

Front aspect window overlooking garden, three storage/cloaks cupboards (one housing Worcester combi boiler), coving and two radiators.

### Lounge

Front aspect UPVC double glazed bay window, side aspect UPVC double glazed window and rear aspect double glazed patio doors opening to the garden. Stone feature fireplace with marble hearth & gas living flame fire, coving and three radiators.

### Bedroom One

Rear aspect double glazed window, coving and a radiator.

### Kitchen/Diner

Side & rear aspect UPVC double glazed windows and a rear aspect door opening to the garden. A range of base & wall units with rolled worksurfaces & tiled splashbacks incorporating 1½ bowl sink & mixer tap, electric hob with oven below. Space for washing machine and fridge/freezer, breakfast bar, pantry, tiled floor, spot lights and a radiator.

### Cloaks/WC

Side aspect UPVC double glazed window, wash basin, low level WC, part tiles walls and tiled floor.

### Bedroom Two

Front aspect double glazed bay window, coving and a radiator.

### Bedroom Three

Rear aspect double glazed window, built-in wardrobes & cupboards, coving and a radiator.

### Bathroom

Side aspect UPVC double glazed window, white suite comprising; panel enclosed bath with mixer shower over, wash basin and a low level WC. Part tiled walls, tiled floor, UPVC ceiling clad with spotlights and a chrome heated towel rail.

### Externally

There is a large lawned garden to the front of the property with mature trees & shrubs, an extensive driveway to the side which leads to a detached garage (5.38m x 3.08m) and workshop (1.83m x 3.08m). To the rear is a vast garden with patio and lawned areas, lined by mature trees.



- Vast Large Private Gardens • Long Driveway & Detached Garage • Energy Rating: D-58 • Council Tax Band: E (£2,767.08)





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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