



Sandy Lane  
Wolviston Court, Billingham

£255,000  
ENERGY RATING: D-61

A rarely available large four bedroom detached family home on this much sought after road located off Whitehouse Road and only a very short walk to Billingham Golf Club. The property comprises; entrance porch, hallway, cloaks/WC, spacious L-shaped lounge/dining room overlooking the garden, kitchen, four first floor double bedrooms and a modern shower room. There is a walled front garden with driveway leading to a garage with remote controlled roller door. To the rear is a beautiful & very private garden with lawn, patio and mature borders with fruit trees. No Forward Chain!! Energy Rating: D-61. Council Tax Band: D £2373.32





- Four Bedroom Detached House • Large L-Shaped Lounge/Dining Room • Modern Shower Room & Cloaks/WC

### Entrance Porch

UPVC entrance door with feature oval shaped leaded light, as side aspect UPVC double glazed window and a wooden glazed door leading to:

### Hallway

Staircase to the first floor, understair storage cupboard and a radiator.

### Cloaks/WC

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

### L-shaped Lounge / Dining Room

#### Lounge Area

6.66m x 3.64m (21'10" x 11'11")

Front aspect UPVC double glazed window and rear aspect double glazed patio doors opening to the garden. Feature fireplace with inset electric fire and a radiator.

#### Dining Area

3.31m x 2.39m (10'10" x 7'10")

Rear aspect double glazed window overlooking the garden and a radiator.

#### Kitchen

3.70m x 2.71m (12'1" x 8'10")

Rear aspect UPVC double glazed window and a side aspect UPVC double glazed door. A range of base units with rolled worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap. Gas cooker, washing machine, tumble dryer, fridge/freezer and a radiator.

### First Floor Landing

Airing cupboard housing Baxi combi boiler and access to loft.



- Large Private Garden, Drive & Garage • Short Walk to Billingham Golf Club • No Onward Chain!!
- Energy Rating: D-61 • Council Tax Band: D £2373.32



### Bedroom One

3.20m x 4.98m (10'5" x 16'4")

Two front aspect UPVC double glazed windows, built-in wardrobe and a radiator.

### Bedroom Two

3.77m x 2.77m (12'4" x 9'1")

Front aspect UPVC double glazed windows, built-in wardrobe and a radiator.

### Bedroom Three

2.81m x 3.59m (9'2" x 11'9")

Rear aspect UPVC double glazed windows, built-in wardrobe and a radiator.



### Bedroom Four

2.82m x 2.73m (9'3" x 8'11")

Rear aspect UPVC double glazed windows and a radiator.

### Shower Room/WC

Rear aspect UPVC double glazed window, modern white vanity unit housing wash basin & low level, walk-in double cubicle with thermostatic mixer shower, fully tiled walls & flooring and a chrome heated towel rail.



### Externally

There is a walled garden to the front of the property with a lawn, borders and a driveway providing off-street parking leading to a garage (5.18m x 2.74m) with remote controlled roller door, power & lighting and a side aspect door accessed from the rear garden. To the rear is a beautiful & private garden with large shaped lawn, patio area and well established borders with plants, shrubs & fruit trees.





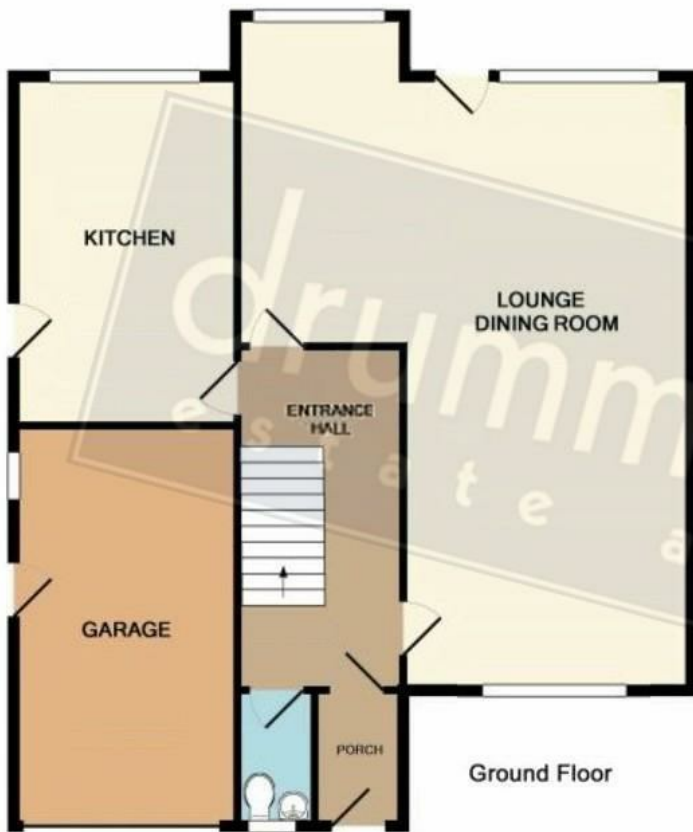


## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold





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			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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