



Holmeside Grove
Billingham

£244,950
ENERGY RATING: D-55

Drummonds are delighted to present this extended and spacious four double bedroom detached family home set in this desirable and quiet cul-de-sac located off Sherburn Avenue. The heart of this property is an inviting open-plan living space, connecting the lounge, dining room, and modern kitchen. A spacious utility room and cloaks/WC complete the ground floor. To the first floor there are four double bedrooms, a modern family bathroom with a walk-in shower and a separate WC. Benefitting from a block paved & gravelled driveway to the front and a garage with an electric roller door. There is an expansive garden to the rear offering excellent space for outdoor activities, family relaxation, gardening and entertaining. The property is offered with vacant possession, contact us today to schedule a viewing and make Holmeside Grove your new address. Energy Rating: D-55. Council Tax Band: D £2373.32pa



- Extended Four Bed Detached Family Home • Spacious Open-Plan Lounge, Diner & Kitchen • Utility Room & Cloaks/WC

ENTRANCE HALL

Composite entrance door with feature lights & UPVC double glazed windows, staircase to first floor, laminate flooring, coving and a radiator.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

LOUNGE/DINING AREA

7.62m x 3.74m (24'11" x 12'3")

Front aspect UPVC double glazed bow window, rear aspect UPVC double glazed French doors opening to the garden, and two radiators.



KITCHEN AREA

4.42m x 2.38m (14'6" x 7'9")

Rear aspect UPVC double glazed window, a range of cream high gloss base & wall units with wood effect rolled worksurfaces & matching upstands incorporating 1½ bowl sink unit & mixer tap, gas hob with oven below and stainless splashback & extractor hood over. Space for fridge/freezer and laminate flooring.



UTILITY ROOM

2.25m x 2.17m (7'4" x 7'1")

Base unit with wood effect rolled worksurface & matching upstand incorporating 1½ bowl sink unit & mixer tap, with space & plumbing for a washing machine & a dishwasher below. Laminate flooring and a radiator.

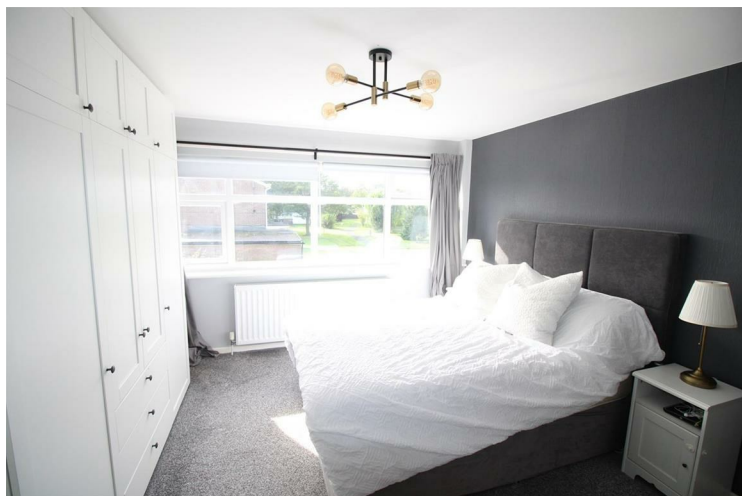
CLOAKS/WC

Rear aspect UPVC double glazed window, low level WC, extractor fan and a radiator.

FIRST FLOOR LANDING



- Modern Family Bathroom with Separate Shower
- Driveway & Garage with Electric Roller Door
- Very Large Enclosed Rear Garden
- Energy Rating: D-55
- Council Tax Band: D £2373.32



BEDROOM ONE

3.91m x 3.51m (12'9" x 11'6")

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

BEDROOM TWO

2.99m x 3.53m (9'9" x 11'6")

Rear aspect UPVC double glazed window, built-in wardrobe & cupboard and a radiator.

BEDROOM THREE

2.09m x 4.62m (6'10" x 15'1")

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



BEDROOM FOUR

2.57m (max.) x 4.57m (8'5" (max.) x 14'11")

Two rear aspect UPVC double glazed window and a radiator.

BATHROOM

Side aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with mixer tap, pedestal wash basin and a walk-in cubicle with thermostatic mixer shower. Part tiled walls, tiled flooring, spot lights and a chrome heated towel rail.



CLOAKS/WC

Low level WC and part UPVC clad walls.

EXTERNALLY

There is a block paved driveway to the front of the property leading to a garage with remote controlled roller door. There is further gravelled area to the front providing extra additional parking. To rear is a very large enclosed garden, mostly laid to lawn with raised borders and a patio area.

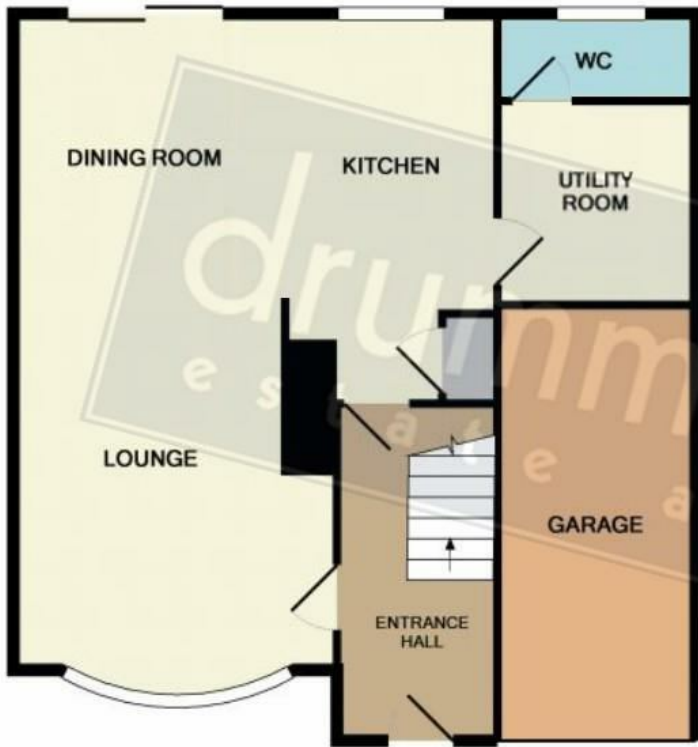




Additional Information

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

Floor Area - 1290.00 sq ft
Tenure - Freehold



GROUND FLOOR

1ST 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (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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