



Landseer Drive
Billingham

£275,000
ENERGY RATING: C-73

A beautifully presented four bedroom detached house built by 'McLeans' and situated in the popular Wolviston Grange area of Billingham. Offered with the benefit of UPVC double glazing, combi gas central heating, and kitchen fitted by 'Court Homemakers'. The spacious living accommodation comprises; entrance hall, lounge with marble feature fireplace, dining room, UPVC conservatory, stunning kitchen with granite work surfaces, utility area and cloaks/WC, master bedroom with en-suite, three further bedrooms and family bathroom/WC. Beautiful private South facing rear garden, double driveway and integral garage. Viewing is a must to fully appreciate this property!! Energy Rating: C-73. Council Tax Band: D £2373.32



- Four Bedrooms • Detached House • Modern Kitchen/Diner • Conservatory • South Facing Rear Garden • Driveway & Garage • Energy Rating: C-73 • Council Tax Band: D £2373.32

ENTRANCE HALLWAY

UPVC double glazed door to hallway. Staircase to first floor, door to integral garage, solid wood flooring, coving and a radiator.

CLOAKROOM

Side aspect UPVC double glazed window, wall mounted wash basin, low level WC and a radiator.

LOUNGE

4.94m (into bay) x 3.59m (16'2" (into bay) x 11'9")

Front aspect UPVC double glazed bay window, Feature marble fireplace with gas fire, coving, radiator and double doors to dining room.

DINING ROOM

3.23m x 3.20m (10'7" x 10'5")

Rear aspect UPVC double glazed patio doors to conservatory, solid wood flooring, coving and a radiator.

CONSERVATORY

3.28m x 2.95m (10'9" x 9'8")

Brick dwarf wall & UPVC construction with rear aspect French doors to garden. Solid wood flooring and blinds.

KITCHEN/DINER

4.95m x 2.87m (16'2" x 9'4")

Rear aspect UPVC double glazed window and side aspect door to garden. A range of base and wall units with granite work surfaces and splash backs incorporating 1 1/2 bowl sink and mixer tap. Electric hob with stainless steel extractor hood over, integrated fridge freezer and built in oven and microwave. Open archway leading to utility area with space for washer and dryer. Laminate flooring and a radiator.

LANDING

Airing cupboard housing combi boiler, access to loft.

BEDROOM ONE

4.09m x 3.70m (13'5" x 12'1")

Front aspect UPVC double glazed window. Built in mirrored wardrobes. Recess with built in dressing table, coving and a radiator.

EN SUITE

2.12m x 1.78m (6'11" x 5'10")

Front aspect UPVC double glazed window. Walk in shower cubicle with mains shower over, vanity wash basin, concealed closet WC, tiled splashbacks, coving, extractor fan and chrome heated towel rail.



BEDROOM TWO

4.11m x 2.46m (13'5" x 8'0")

Rear aspect UPVC double glazed window. Built in mirrored wardrobes, coving and a radiator.

BEDROOM THREE

3.25m x 2.62m (10'7" x 8'7")

Front aspect UPVC double glazed window. Built in mirrored wardrobes, coving and a radiator.

BEDROOM FOUR

2.43m x 2.11m (7'11" x 6'11")

Rear aspect UPVC double glazed window. Built in mirrored wardrobes, solid wood flooring, coving and a radiator.

BATHROOM

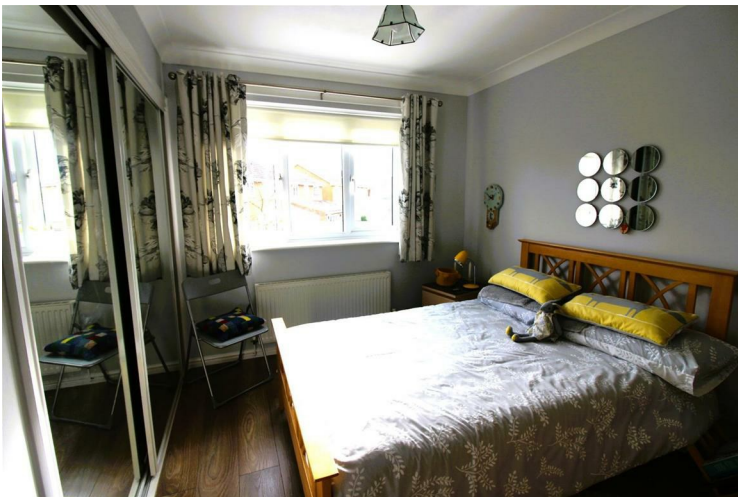
2.24m x 2.12m (7'4" x 6'11")

Rear aspect UPVC double glazed window. Modern white suite comprising ; panel enclosed bath with telephone mixer tap, pedestal wash basin and low level WC. Part tiled walls, coving, extractor fan and a radiator

EXTERNALLY

There is lawn & large driveway to the front of the property leading to an integral single garage. To the rear is a beautiful South facing private garden with a patio area, sculpted lawn, raised beds and well stocked borders.



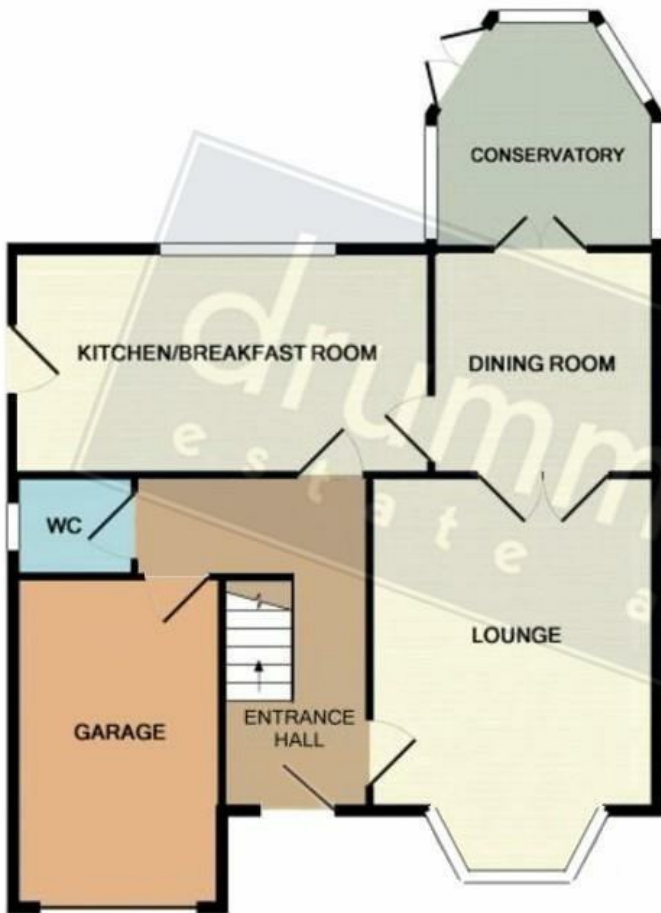




Additional Information

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

Floor Area - 0.00 sq ft
Tenure - Freehold



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		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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