



The Green Wolviston

£450,000
ENERGY RATING: C-76

A rarely available, completely refurbished and transformed cottage in this prime location, overlooking the village green. The property boasts four double bedrooms, family bathroom, two en-suites & cloaks/WC, spacious lounge with bi-folding doors & log burning stove, a 26 ft. kitchen/dining room also with bi-folding doors opening to the garden and a utility room. There are two parking spaces to the front of the property with a garage and a private South facing garden to the rear. Wolviston offers idyllic village life with a very well regarded primary school, pub, shop/post office and excellent access for commuting with the A19 only approximately 0.5 miles away and the A1 10 miles away as well as being only a short drive to amenities in Billingham town centre. Energy Rating: C-76. Council Tax Band: E £3,043.45pa.



- Four Double Bedroom Cottage • Stunning Location Overlooking Village Green • 26 ft. Kitchen/Dining Room with Bi-Folds

Entrance Hall

Composite entrance door with feature light, oak & glass staircase to first floor, under stair storage, FirmFit wood effect herringbone luxury vinyl flooring and a radiator.

Cloakroom/WC

Vanity unit housing wash basin, low level WC, FirmFit wood effect herringbone luxury vinyl flooring, extractor fan and a chrome heated towel rail.

Lounge

6.23m x 3.41m (20'5" x 11'2")

Front aspect UPVC double glazed window overlooking the green and rear aspect aluminium Bi-folding doors opening to the garden. Feature fireplace with log burning stove, spot lights and a radiator.

Kitchen/Dining Room

8.13m x 3.99m (26'8" x 13'1")

Front aspect UPVC double glazed window overlooking the green and a side aspect UPVC double glazed window with marble sills and rear aspect aluminium Bi-folding doors opening to the garden. A range of base & wall units including island with marble worksurfaces & upstands incorporating a sunken stainless steel sink with mixer tap. Stoves electric range cooker with stainless steel extractor hood over and an integrated dishwasher. FirmFit wood effect herringbone luxury vinyl flooring, spot lights, radiator and a modern column radiator.

Utility Room

1.74m x 1.94m (5'8" x 6'4")

Rear aspect UPVC door opening to the garden. Base & wall units with marble worksurfaces & upstands incorporating a sunken stainless steel sink with mixer tap. Space & plumbing for a washing machine and tumble dryer, FirmFit wood effect herringbone luxury vinyl flooring and an extractor fan.

First floor Landing

Front aspect UPVC double glazed window overlooking the green, oak & glass staircase and access to the loft.

Bedroom One

4.41m x 3.52m (14'5" x 11'6")

Front aspect UPVC double glazed window overlooking the green, two built-in wardrobes and a radiator.



- Family Bathroom, 2 EnSuites & Cloaks/WC • South Facing Private Rear Garden • Two Parking Spaces & a Garage • Energy Rating: C-76 • Council Tax Band: E £3043.45pa



En-Suite Shower Room

Rear aspect UPVC double glazed window, walk-in cubicle with thermostatic mixer shower, vanity unit housing wash basin and a low level WC. FirmFit wood effect herringbone luxury vinyl flooring, extractor fan and a chrome heated towel rail.

Bedroom Two

3.53m x 4.00m (11'6" x 13'1")

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



Jack & Jill En-Suite

Rear aspect UPVC double glazed window, double walk-in cubicle with thermostatic mixer shower, vanity unit housing wash basin and a low level WC. FirmFit wood effect herringbone luxury vinyl flooring, extractor fan and a chrome heated towel rail.

Bedroom Three

4.26m x 2.51m (13'11" x 8'2")

Front aspect UPVC double glazed window overlooking the green and a radiator.



Bedroom Four

3.43m x 3.35m (11'3" x 10'11")

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

Family Bathroom

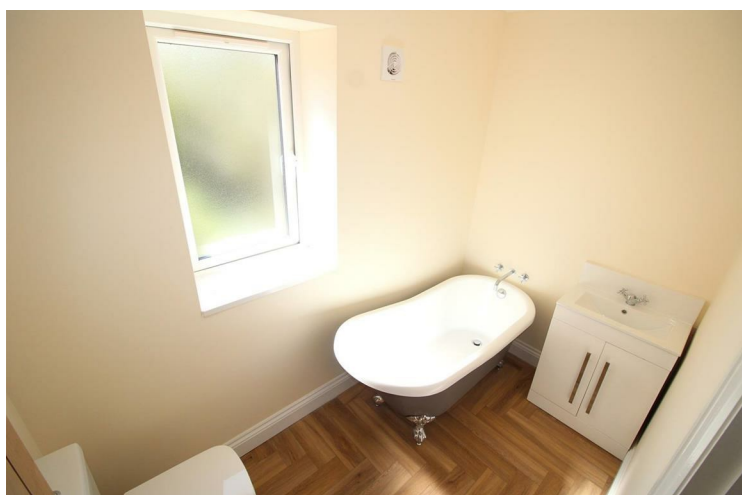
Rear aspect UPVC double glazed window, free standing roll-top, clawfoot slipper bath, vanity unit housing wash basin and a low level WC. FirmFit wood effect herringbone luxury vinyl flooring, extractor fan and a chrome heated towel rail.

Externally

There are two block paved parking spaces to the front of the property and a garage (6.34m x 2.55m) with double front doors and a rear aspect UPVC double glazed door accessed from the garden. To the rear is a South facing private multi-level garden with a block paved patio and lined by established trees and shrubs.







Additional Information

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

Floor Area - 1625.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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