



## THE GREEN WOLVISTON, TS22 5LN

£450,000  
ENERGY RATING: D-55

Welcome to this wonderful and deceptively spacious cottage in this delightful setting overlooking the village green. Located in the very popular Wolviston Village boasting five bedrooms and three reception rooms plus a very generous entrance hall and large kitchen/breakfast room. With its historical charm dating to pre-1900s, the property exudes character and warmth but offers modern convenience with a family bathroom, en-suite, cloaks/WC and a utility room. There is a garden to the front with block paved driveway providing parking, a garage to the side and an enclosed, West facing patio garden to the rear. Offering excellent commuting access and all that village life has to offer but also being only a short drive to Billingham town centre and further amenities there. Energy Rating: D-55. Council Tax Band: E (£2,767.08).

drummonds  
estate agents



# THE GREEN, WOLVISTON

- Impressive & Deceptively Spacious Cottage • Five Bedrooms, Three Reception Rooms • Delightful Village Location Overlooking Green • Large Kitchen/Breakfast Room • West Facing Private Rear Patio Garden • Block Paved Driveway & Garage • Energy Rating: D-55 • Council Tax Band: E (£2,767.08)



## Entrance Hall

3.18m x 4.42m (10'5" x 14'6")

Composite entrance door with feature light, staircase to first floor, understair storage cupboard, solid wood flooring and a radiator.

## Reception Room One

3.62m x 4.47m (11'10" x 14'7")

Front & side aspect timber double glazed windows, feature log burning stove with marble surround & tiled hearth, solid wood flooring and a radiator.

## Dining Room

4.22m x 3.27m (13'10" x 10'8")

Rear aspect UPVC double glazed French doors opening to the rear garden, feature recesses with lighting, solid wood flooring, coving, picture rail, ceiling rose, radiator and double doors opening to:

## Reception Room Two

3.63m x 5.66m (max.) (11'10" x 18'6" (max.))

Front aspect timber double glazed window, feature fireplace with gas living flame fire, solid wood flooring, coving, picture rail, ceiling rose and a modern column radiator.



## Kitchen/Breakfast Room

7.24m x 3.69m (max.) (23'9" x 12'1" (max.))

Side & rear aspect UPVC double glazed windows and a rear aspect UPVC door leading to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap. Rangemaster gas range cooker, space for American style fridge/freezer, space & plumbing for dishwasher. Feature roof lantern, spot lights and two modern column radiators.

## Utility Room

2.14m x 3.30m (7'0" x 10'9")

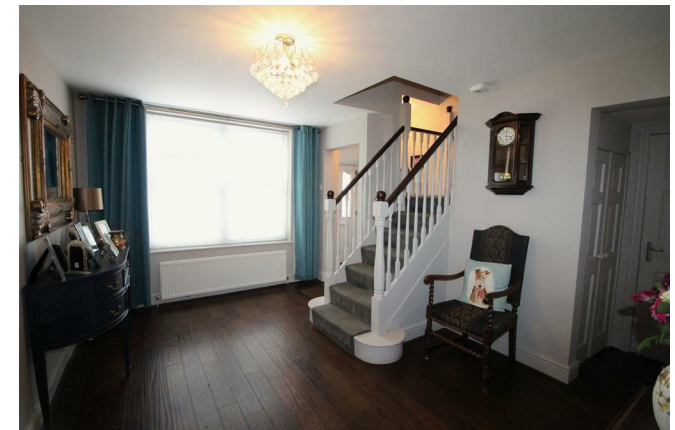
Side aspect double glazed window. Base units with wood effect worksurfaces & matching upstand incorporating stainless steel sink & mixer tap. Space & plumbing for a washing machine and tumble dryer, laminate flooring, coving, wall mounted combi boiler and a modern column radiator. Cloaks/WC - Side aspect UPVC double glazed window, vanity unit housing wash basin, low level WC, laminate flooring, extractor fan, coving and a modern column radiator.

## First floor Landing

### Bedroom One

3.22m x 4.44m (10'6" x 14'6")

Side aspect double glazed window overlooking the green, built-in wardrobe & cupboard and a radiator.



### En-Suite Shower Room

Rear aspect UPVC double glazed window, walk-in double cubicle with thermostatic mixer shower, pedestal wash basin and a low level WC. Fully tiled walls & floor, spot lights, extractor fan, chrome heated towel rail and underfloor heating.

### Bedroom Two

3.60m x 4.46m (11'9" x 14'7")

Front & side aspect double glazed window, built-in wardrobe & cupboard and a radiator.

### Bedroom Three

3.62m x 3.52m (11'10" x 11'6")

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

### Bedroom Four

3.25m x 3.42m (10'7" x 11'2")

Rear aspect UPVC double glazed window and a radiator.

### Bedroom Five

3.25m x 2.80m (max.) (10'7" x 9'2" (max.))

Rear aspect UPVC double glazed door and a radiator.



### Family Bathroom

3.56m x 2.10 (max.) (11'8" x 6'10" (max.))

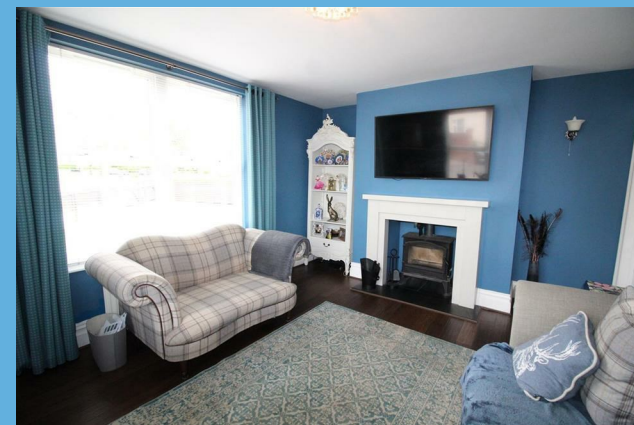
Front aspect double glazed window, double ended spa bath, vanity unit housing wash basin, low level WC and a walk-in shower cubicle with thermostatic mixer shower. Fully tiled walls & floor, spot lights, extractor fan, two chrome heated towel rails and underfloor heating.

### Externally

There is an enclosed walled garden to the front of the property, mostly lawned with a block paved driveway providing off-street parking. There is a garage (4.52m x 2.79m) to the side of the property with up & over door, power & lighting and a rear door leading to the garden. To the rear is an enclosed, private, West facing patio garden with raised borders and a side gate opening onto the green.



## THE GREEN, WOLVISTON









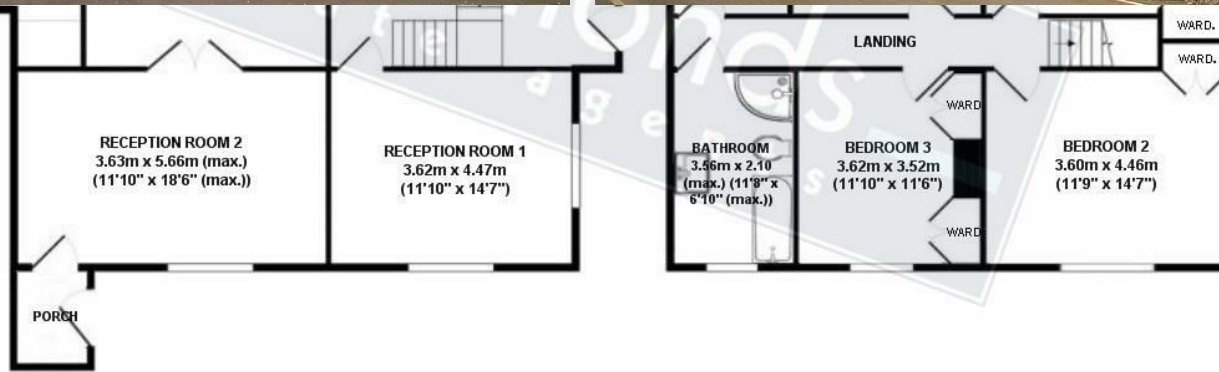


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**ADDITIONAL INFORMATION**  
**Local Authority** – Stockton-on-Tees  
**Council Tax** – Band E  
**Viewings** – By Appointment Only  
**Floor Area** – 2380.00 sq ft  
**Tenure** – Freehold







GROUND FLOOR

FIRST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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