



Budworth Close  
Billingham

£250,000  
ENERGY RATING: B-82

Set in this quiet and very desirable cul-de-sac, Drummonds are delighted to bring to the market this extended four bedroom detached family home set on a corner plot with wrap-around gardens. Located off Driffield Way, between Wolviston Back Lane and Low Grange Avenue the property comprises; entrance hall, lounge/dining room with multi-fuel burning stove & French doors opening to the garden, modern kitchen, utility room and cloaks/WC. To the first floor is the master bedroom with separate dressing room and en-suite shower room, three further bedrooms and family bathroom. The front is block paved providing parking with a larger than average integral garage and very well maintained wrap-around gardens to the rear and sides. Offered with the advantage of fully owned photovoltaic solar panels and a water heater panel giving great energy saving benefits. Energy Rating: B-82. Council Tax Band: D (£2,109.61 ).



- Extended Four Bed Detached Family Home • Lounge/Dining Room with Multi-fuel Stove • Modern Kitchen & Bathroom. Utility Room & Cloaks/WC

## ENTRANCE HALL

Composite entrance door with leaded lights, side aspect UPVC double glazed window, laminate flooring, staircase to first floor, laminate flooring, coving, modern column radiator and a door to the garage.

## LOUNGE/DINING ROOM

6.04m x 4.49m (at widest) (19'9" x 14'8" (at widest))

Front aspect UPVC double glazed window and rear aspect UPVC double glazed French door opening to the garden. Multi-fuel burning stove with slate hearth, laminate flooring, understair storage cupboard, coving and two radiators.

## KITCHEN

2.77m x 3.32m (9'1" x 10'10")

Rear aspect UPVC double glazed window, a range of white high gloss base & wall units with black quartz worksurfaces & matching upstands incorporating 1½ bowl stainless steel sink & mixer tap. Electric hob with oven below & stainless steel extractor hood over. Breakfast bar with stools, laminate flooring, plinth lighting, coving and a radiator.

## UTILITY ROOM

1.98m x 2.30m (6'5" x 7'6")

Rear aspect UPVC door opening to the garden, white high gloss wall units, black Quartz worksurfaces with space &

plumbing for washing machine and tumble dryer below, space for an American style fridge freezer, laminate flooring, coving and spot lights.

## CLOAKS/WC

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

## FIRST FLOR LANDING

Access to part boarded loft via pull down ladder.

## BEDROOM ONE

3.87m x 3.20m (12'8" x 10'5")

Front aspect UPVC double glazed window, laminate flooring, coving, dado rail and a radiator.

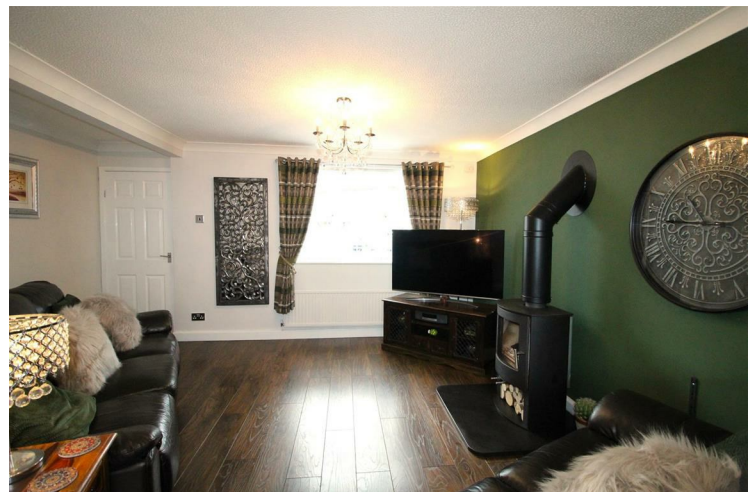
## DRESSING ROOM

2.15m x 2.12m (into wardrobes) (7'0" x 6'11" (into wardrobes))

A range of fitted wardrobes, laminate flooring, coving and a radiator.

## EN-SUITE

Rear aspect UPVC double glazed window, walk-in cubicle with electric shower, wash basin with tiled splashback, low level WC, tiled floor, spot lights and a heated towel rail.



- Large Main Bed with Separate Dressing Room & En-Suite
- Excellently Maintained Wrap-around Gardens
- Block Paved Drive & Very Large Integral Garage

## BEDROOM TWO

3.64m x 2.48m (11'11" x 8'1")

Front aspect UPVC double glazed window, laminate flooring, coving and a radiator.

## BEDROOM THREE

2.35m x 3.47m (7'8" x 11'4")

Rear aspect UPVC double glazed window and a radiator.

## BEDROOM FOUR

2.70m x 1.88m (8'10" x 6'2")

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

## BATHROOM

Rear aspect UPVC double glazed window, modern white suite comprising; enclosed spa bath with mixer tap & showerhead, vanity unit housing wash basin and a low level WC. Fully tiled walls & floor, coving, modern radiator and airing

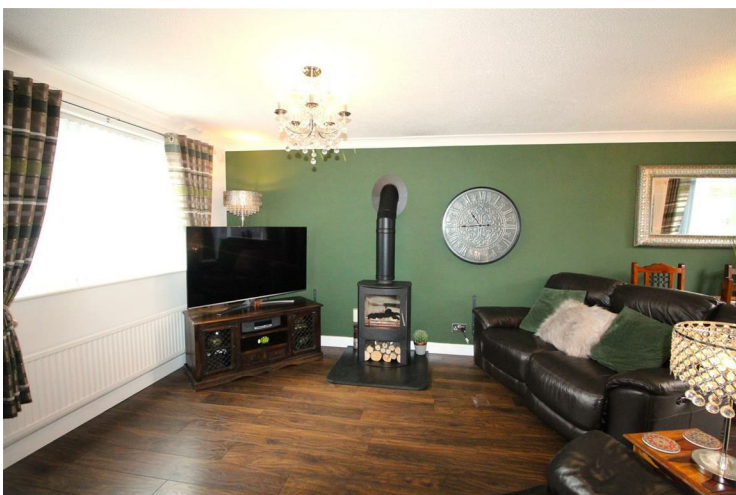
cupboard.

## EXTERNALLY

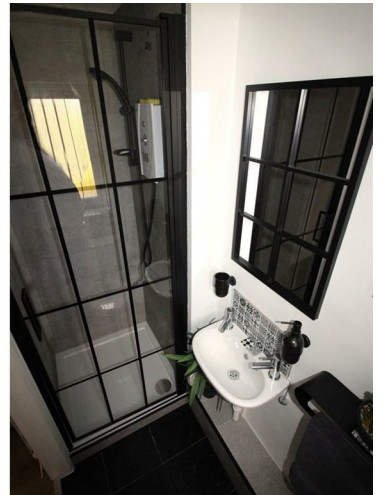
The low maintenance front of the property is fully block paved proving off-street parking for a number of vehicles, double gates to the side lead to an additional block paved area for further parking or to be used as a secluded seating area. Also to the front is a much larger than average integral garage (5.37m x 3.24m) with up & over door, power & lighting and doors leading to the hallway and the garden. To the rear is excellently presented wrap-around gardens, mostly lawned with patio area and a large garden shed.

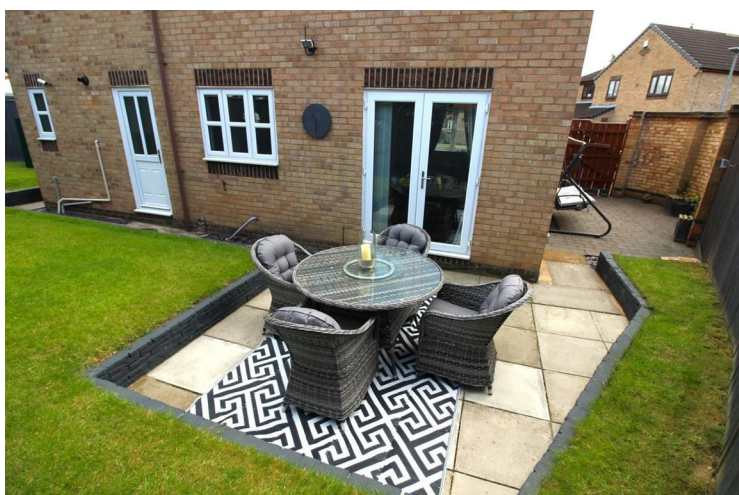
## \*\* NOTES \*\*

The property is also offered with fully owned solar panels and water heater panel.



- Photovoltaic Solar Panels & Water Heater Panel • Quiet & Very Popular Cul-de-sac • Energy Rating: B-82 • Council Tax Band: D ( £2,109.61 )



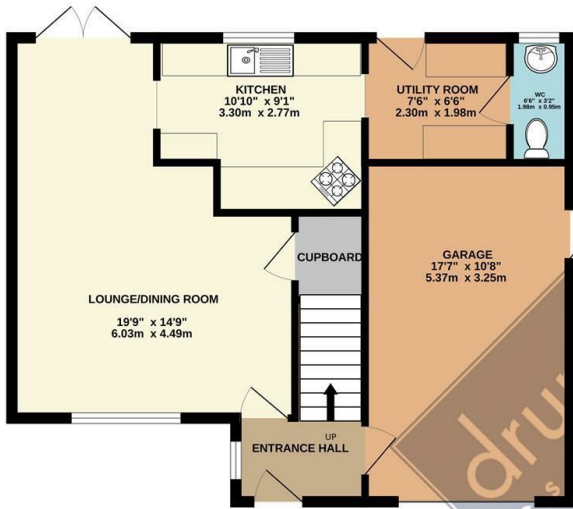


## Additional Information

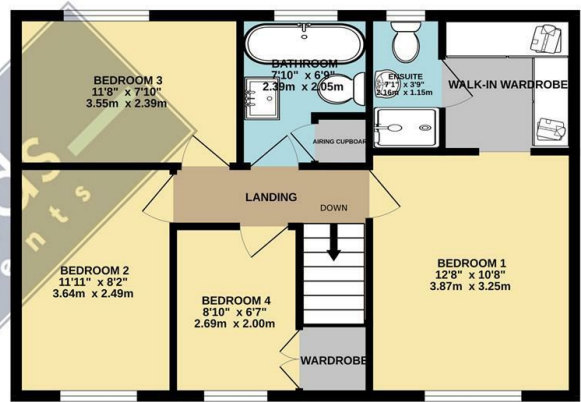
**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Floor Area** - 1040.00 sq ft  
**Tenure** - Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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