



Austen Close
Billingham

£335,000
ENERGY RATING: C-72

Welcome to Austen Close, Billingham - a charming location for this substantial four double bed detached family home. This property, built in 2002, offers a generous 1,420 sq ft of living space perfect for a growing family. Upon entering, you are greeted by a spacious reception room and a stunning 21 ft. kitchen with integrated appliances is a standout feature, making meal preparation a joy. There are four double bedrooms to the first floor with a family bathroom and en-suite shower room. A large conservatory overlooks the south-facing wrap-around rear garden with a large covered deck - perfect for relaxing and entertaining. Parking will never be a problem with an imprinted concrete drive with space for up to six cars and a garage. Situated on larger than average original showhome, corner plot in a sought-after location, this home offers both comfort and convenience. Don't miss the opportunity to make this beautiful house your new home!



- Substantial Four Double Bed Detached Home • Prominent Corner Plot in Sought After Location • Stunning 21 ft. Kitchen with Integrated Appliances

ENTRANCE HALL

Composite entrance door with feature lights, staircase to first floor, understair storage cupboard, coving and a radiator with decorative cover.

LOUNGE

4.63m x 3.36m (15'2" x 11'0")

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

KITCHEN

3.00m x 6.54m (9'10" x 21'5")

Rear aspect UPVC double glazed window and UPVC double glazed French doors opening to the conservatory. A range of white high gloss base & wall units with granite worksurfaces & matching upstands incorporating 1½ bowl stainless steel sink & mixer tap. Electric hob with stainless steel & glass extractor hood over, built-in double oven and integrated fridge/freezer and dishwasher. Plinth lighting, spot lights, coving and a radiator.

UTILITY ROOM

1.84m x 1.59m (6'0" x 5'2")

Rear aspect door opening to the garden, white high gloss base & wall units with granite worksurfaces & matching upstands incorporating stainless steel sink & mixer tap with space & plumbing for a washing machine and tumble dryer below.

CLOAKS/WC

Side aspect UPVC double glazed window, wash basin with tiled splash backs, low level WC and a radiator.

CONSERVATORY

3.69m x 4.72m (12'1" x 15'5")

UPVC & brick construction with French doors opening to the garden, laminate flooring and a radiator.

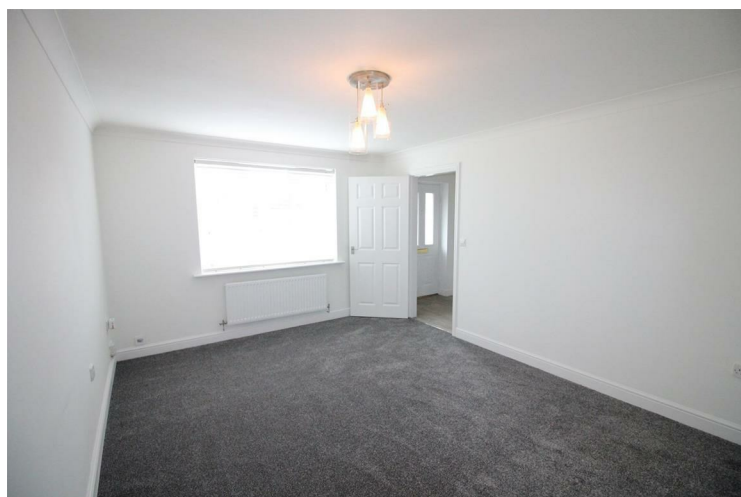
FIRST FLOR LANDING

Access to loft.

BEDROOM ONE

4.75m x 3.42m (15'7" x 11'2")

Front aspect UPVC double glazed window, airing/storage cupboard, coving and a radiator.



- Large Conservatory Opening to the Garden
- South Facing Rear Garden with Large covered deck
- Imprinted Concrete Drive for 6 Cars & Garage



EN-SUITE

Front aspect UPVC double glazed window, walk-in double cubicle with thermostatic mixer shower & rainfall showerhead, vanity unit housing wash basin & low level WC with concealed cistern. Tiled walls, mirrored cabinet, laminate flooring, coving and a chrome heated towel rail.

BEDROOM TWO

4.70m x 3.65m (at widest) (15'5" x 11'11" (at widest))
Front aspect UPVC double glazed window, coving and a radiator.

BEDROOM THREE

3.45m x 2.70m (11'3" x 8'10")
Rear aspect UPVC double glazed window, coving and a radiator.

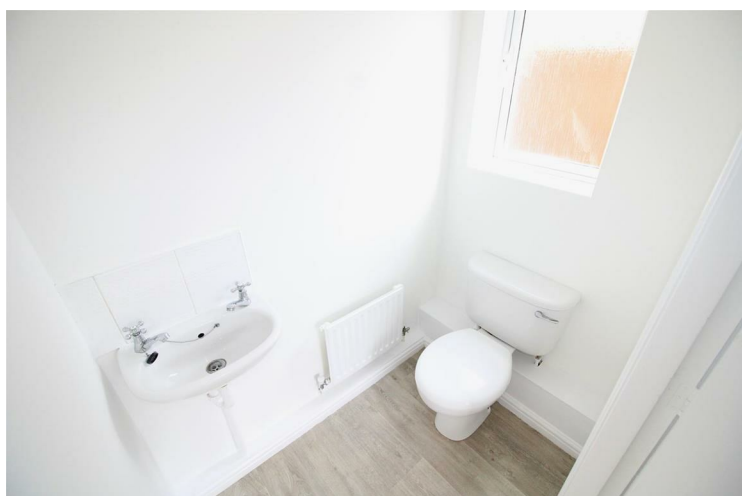


BEDROOM FOUR

2.95m x 3.16m (9'8" x 10'4")
Rear aspect UPVC double glazed window, coving and a radiator.

FAMILY BATHROOM

Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with electric shower over, vanity unit housing wash basin & low level WC with concealed cistern. Part tiled walls and a chrome heated towel rail.



EXTERNALLY

Set on a very large corner plot, there is an extensive imprinted concrete driveway to the front of the property providing parking for up to 6 vehicles and leading to a garage with up & over door. The South facing wrap-around rear garden has substantial lawned areas and a large covered deck with bar area ideal for entertaining.

• Energy Rating: C-72 • Council Tax Band: E (£2,900.73)

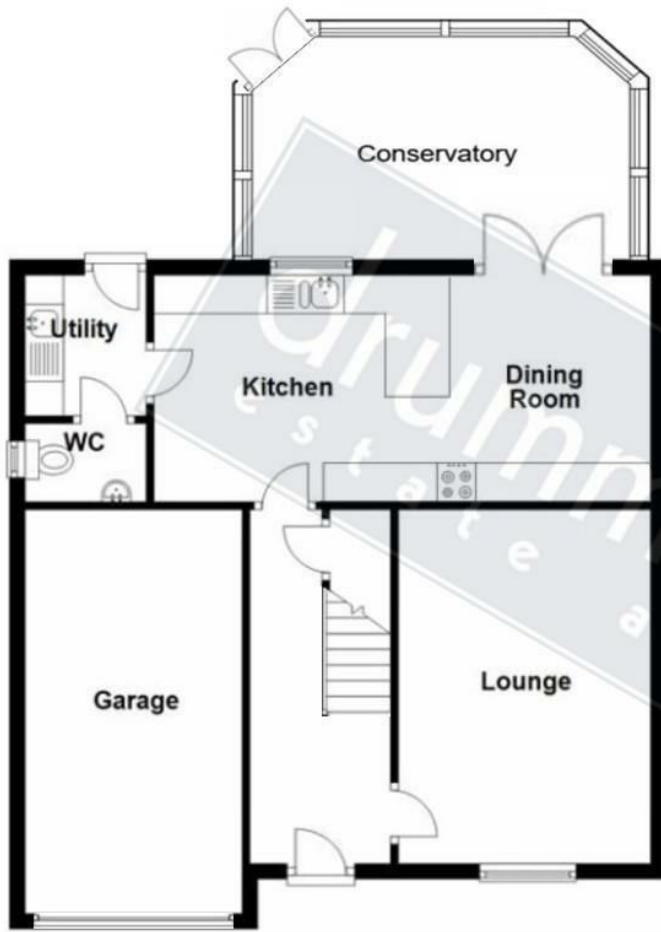




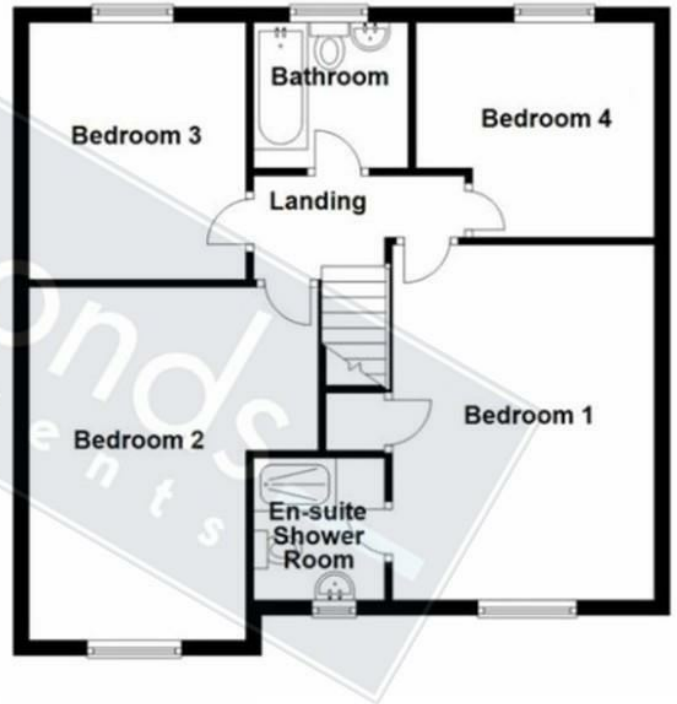
Additional Information

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

Floor Area - 1420.00 sq ft
Tenure - Freehold



Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(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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