



Cranstock Close, Wolviston Court  
Billingham

REDUCED TO £410,000

ENERGY RATING: TBC

**\*\* OFFERS INVITED BETWEEN £410,000 - £430,000 \*\*** An outstanding and immaculately presented detached family home in this highly desirable and quiet cul-de-sac located off Skripka Drive and Whitehouse Road. Boasting a spacious extension, stunning South facing rear garden and solar panels, the accommodation comprises; entrance hall with cloaks/WC, L-shaped Lounge with feature media wall & inset gas living flame fire, separate dual aspect dining room, open plan kitchen/diner/family room which overlooks the garden, master bedroom with en-suite, three further double bedrooms and a family bathroom. There is a lawn to the front of the property with a driveway to the front & side leading to a very large detached garage and to the rear is a beautifully maintained garden with a sunny South facing aspect.





- Stunning Extended Detached Home • Four Double Bedrooms • Lounge, Dining Room & Kitchen/Family Room

Room

### Entrance Hall

Composite entrance Rockdoor, staircase to first floor, understair storage cupboard, Karndean flooring, coving, spot lights and a radiator with decorative cover.



### Dining Room

5.58m x 2.65m (18'3" x 8'8")

Front aspect UPVC double glazed window and a rear aspect UPVC double glazed picture window overlooking the garden. Solid oak flooring, coving, spot lights and two radiators.

### Cloaks/WC

Rear aspect UPVC double glazed window, floating vanity unit housing wash basin, low level WC with concealed cistern, part tile walls, tiled floor, coving, spot lights and a chrome heated towel rail.



### L-Shaped Lounge

6.58m x 5.06m (max.) (21'7" x 16'7" (max.))

Two front aspect UPVC double glazed window, feature media wall with inset gas living flame fire, Amtico flooring, coving and three radiators.



### Kitchen/Diner/Family Room

5.91m x 6.04m (19'4" x 19'9")

Side & rear aspect UPVC double glazed windows and French doors opening to the garden. Vaulted ceiling with Velux windows with fitted solar powered blinds. A range of white high gloss base & wall units with granite worksurfaces & matching upstand incorporating a stainless steel sink unit & mixer tap, induction hob with oven and extractor hood over. Integrated washing machine & dishwasher, space for an Americans style fridge freezer, Karndean flooring, spot lights and three modern column radiators.



### First Floor Landing

Front aspect UPVC double glazed window, spindle staircase, airing/storage cupboard housing boiler, access to part boarded loft via pull down ladder.

- Popular & Quiet Cul-de-sac • Beautifully Gardens, South Facing Rear • Driveway & Very Large Detached Garage • Energy Rating: C-83 • Council Tax Band: E (£2,855.12)



### Bedroom One

5.64m x 3.16m (18'6" x 10'4")

Front aspect UPVC double glazed window, coving spotlights and two radiators.

### En-Suite

Currently undergoing refurbishment.

### Bedroom Two

4.54m x 2.76m (14'10" x 9'0")

Rear aspect UPVC double glazed window, fitted mirrored sliding wardrobes, coving and a radiator.

### Bedroom Three

4.65m x 2.51m (15'3" x 8'2")

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

### Bedroom Four

3.51m x 2.90m (11'6" x 9'6")

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

### Bathroom

2.80m x 2.25m (9'2" x 7'4")

Rear aspect UPVC double glazed window, modern white suite comprising; double ended bath with mixer tap & thermostatic mixer shower over, floating vanity unit housing wash basin, low level WC, part tile walls, tiled floor, coving, spot lights, extractor fan and a chrome heated towel rail.

### Externally

There is a lawned garden to the front of the property lined by shrubs and trees. AN extensive paved driveway to the side leads to a very large detached garage (10.08m x 4.06m) with electric remote controlled roller door, side aspect UPVC window & door to the garden, power, lighting and a workbench. To the rear is a stunning, secluded, South facing garden with lawn, patio and an abundance of plants, trees and shrubs making it the perfect oasis to relax, unwind and entertain in.











## Additional Information

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

**Floor Area** - 1600.00 sq ft  
**Tenure** - Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	87
(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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