



Austen Close  
Billingham

£360,000

ENERGY RATING: D-67

Occupying a prime corner plot within this desirable residential area, this superb four bedroom detached family home offers versatile living and the beautifully landscaped rear garden—perfect for modern family life. The spacious living accommodation boasts a lounge with a multi-fuel burning stove, second sitting room, 20 ft. kitchen/dining room, utility room, four first floor bedrooms and modern family bathroom, en-suite and cloaks/WC. Set on a large corner plot with a lawned front garden, double driveway and detached double garage. To the rear is a stunning landscaped garden ideal for entertaining and relaxing. Viewing is highly recommended to appreciate the space, quality, and lifestyle this home has to offer. Energy Rating: D-67. Council Tax Band: E (£3,044.41).





- Excellent Four Bed Detached Family Home • Lounge with Multi-fuel Stove & 2nd Sitting Room • 20ft. Kitchen/Dining Room & Utility Room

## ENTRANCE HALL

Composite entrance door with feature lights, staircase to first floor, laminate flooring, coving and a radiator.

## LOUNGE

4.71m (into bay) x 3.29m (15'5" (into bay) x 10'9")

Front aspect UPVC double glazed bay window, feature fireplace with oak beam, stone hearth and a multi-fuel burning stove, coving and a modern column radiator.

## SITTING ROOM

3.66m (into bay) x 3.30m (12'0" (into bay) x 10'9")

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

## KITCHEN/DINING ROOM

3.01m x 6.23m (9'10" x 20'5")

Rear aspect UPVC double glazed window and UPVC double glazed French doors opening to the garden. A range of base & wall units with granite worksurfaces and breakfast bar with matching upstands incorporating 1½ bowl sink & mixer tap, electric hob with black extractor hood over, built-in double oven and a wine cooler. Laminate flooring, plinth lighting, spot lights and a modern column radiator.

## UTILITY ROOM

1.94m x 1.61m (6'4" x 5'3")

Rear aspect door opening to the garden, wall units housing combi boiler, granite worksurfaces with space & plumbing for a washing machine and tumble dryer below, space for fridge/freezer, laminate flooring, spot lights and a modern column radiator.

## CLOAKS/WC

Side aspect UPVC double glazed window, vanity unit housing wash basin, low level WC with concealed cistern, tiled splashbacks and a modern column radiator.

## FIRST FLOOR LANDING

Side aspect UPVC double glazed window, spindle staircase, storage cupboard and access to boarded loft via pull down ladder.



- Modern Family Bathroom, En-suite & Cloaks/WC • Stunning Landscaped Rear Garden • Corner Plot, Drive & Detached Double Garage • Energy Rating: D-67 • Council Tax Band: E (£3,044.41)



### BEDROOM ONE

3.59m x 2.98m (11'9" x 9'9")

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

### EN-SUITE

Rear 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. Part tiled walls, tiled floor, spot lights and a modern column radiator.

### BEDROOM TWO

3.58m x 2.68m (11'8" x 8'9")

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



### BEDROOM THREE

3.17m x 2.71m (10'4" x 8'10")

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

### BEDROOM FOUR

2.52m x 2.38m (8'3" x 7'9")

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

### FAMILY BATHROOM

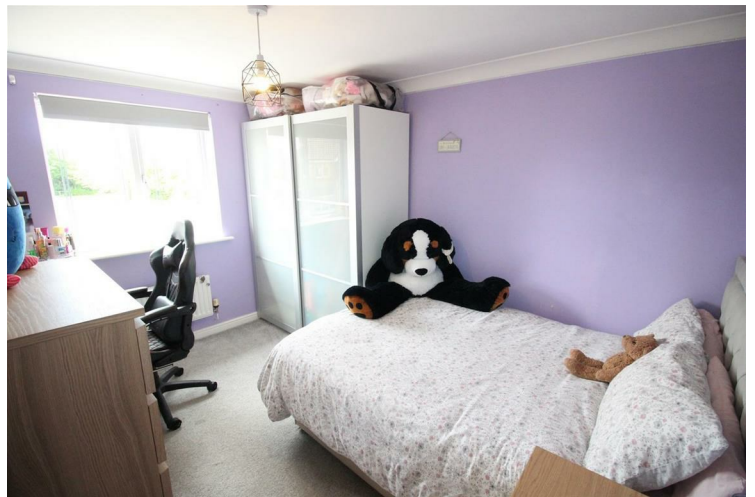
Rear aspect UPVC double glazed window, modern white suite comprising; double ended bath with tap & showerhead, floating vanity unit housing wash basin and a low level WC with concealed cistern. Part tiled walls, tiled floor, spot lights and a modern column radiator.



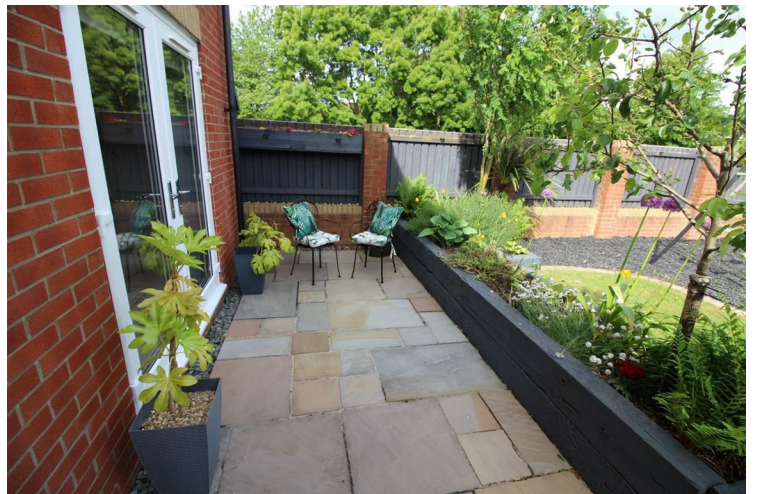
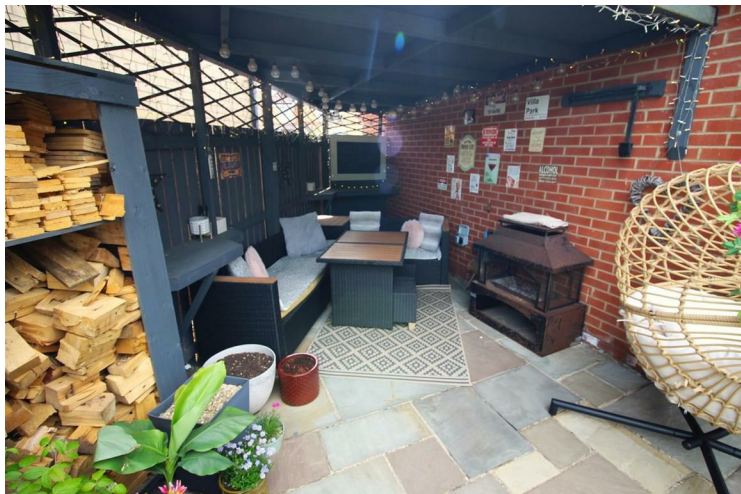
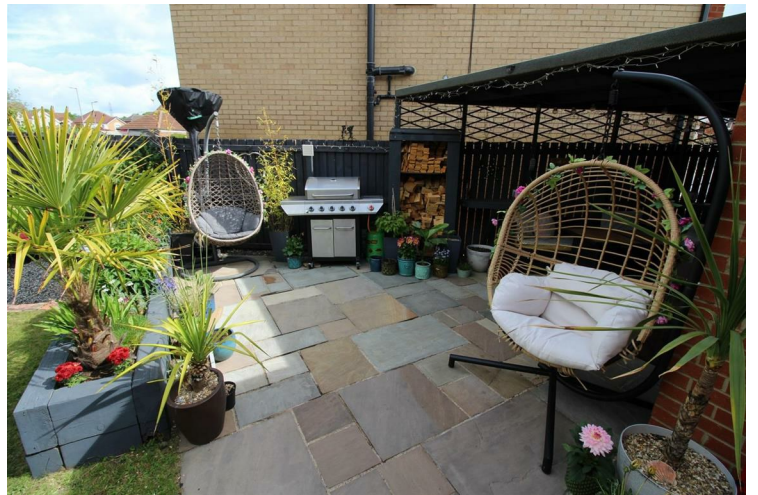
### EXTERNALLY

Set on a large corner plot, there is a lawned garden to the front of the property with a double driveway to the side leading to a detached double garage (5.00m x 5.60m) with two up & over doors, power & lighting and a side door accessed from the rear garden. To the rear is a stunning landscaped garden with extensive stone patio with covered seating area, lawn, borders, raised flowerbeds, and a storage shed.

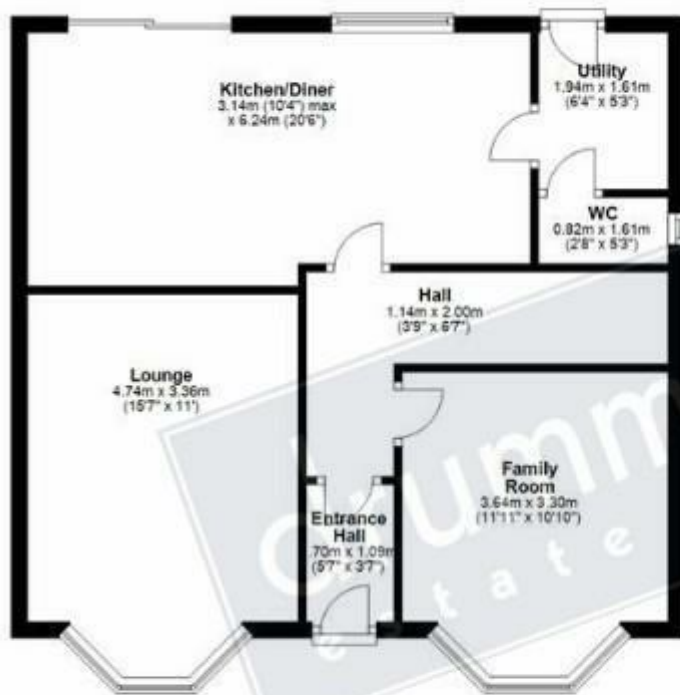




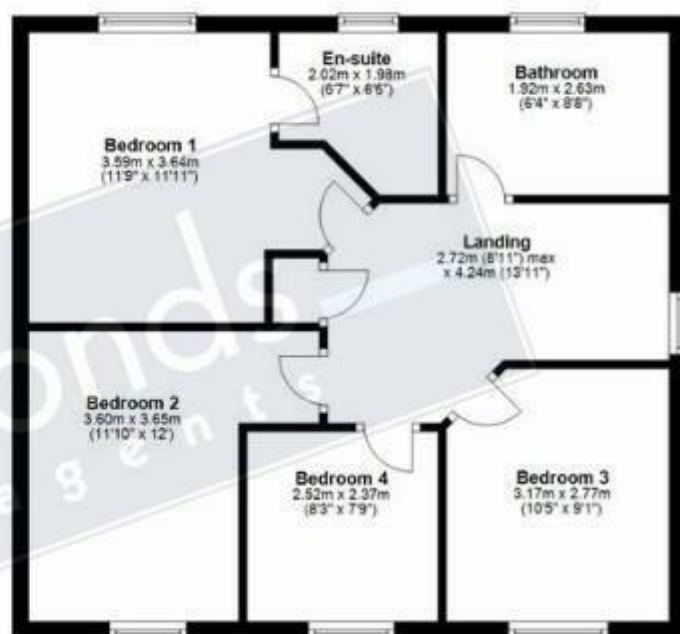








**Ground Floor**




**First Floor**

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

## Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band E
- Viewings** - By Appointment Only
- Floor Area** - 1260.00 sq ft
- Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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