

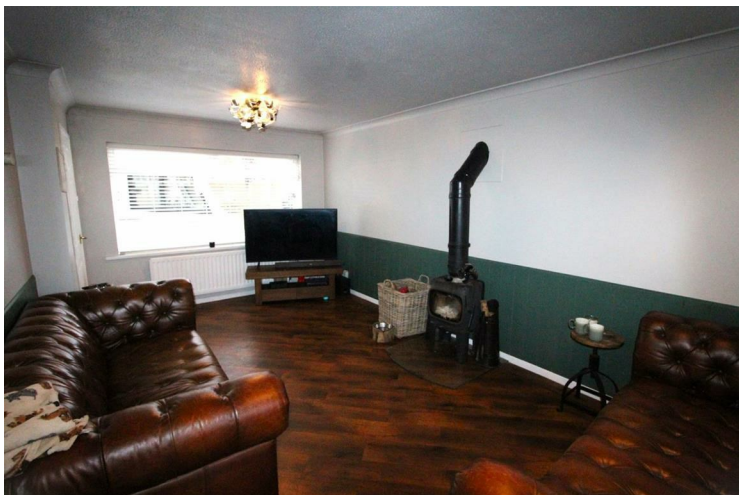


Hepple Close
Billingham

£280,000

ENERGY RATING: D-60

A large extended detached family home set in a small, quiet and popular cul-de-sac located off Heaton Road and Wallington Road. The spacious living accommodation boasts, entrance porch & hall, 21 ft. lounge with a multi-fuel burning stove, separate dining room, large L-shaped kitchen, cloaks/WC, four first floor double bedrooms, en-suite shower room to bedroom one and a family bathroom. There is a garden to the front with a long block paved driveway to the side leading to a detached garage and to the rear is an enclosed, private garden. Energy Rating: D-60. Council Tax Band: D (£2,490.88).



- Large Extended Detached Family Home • Four Double Bedrooms • 21 ft Lounge with Multi-fuel Stove • L-Shaped Kitchen & Separate Dining Room

Entrance Porch

Composite entrance door, front & side aspect UPVC double glazed windows, Karndean flooring and a wooden door leading to:

Hallway

Staircase to first floor and Karndean flooring.

Lounge

6.53m x 3.25m (21'5" x 10'7")

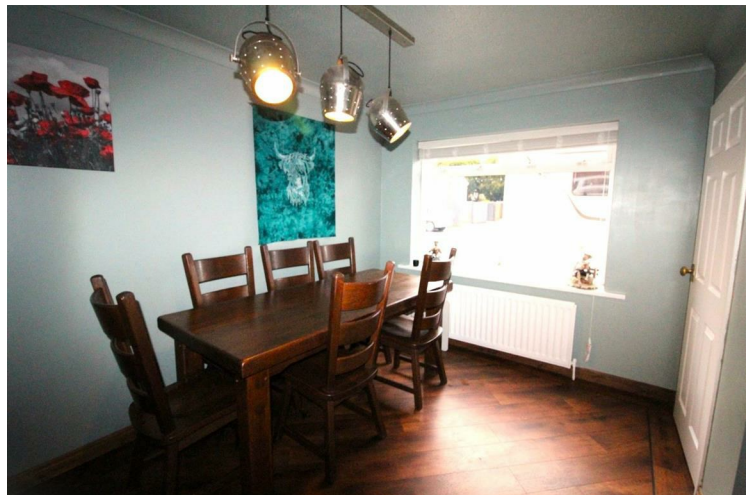
Front aspect UPVC double glazed window and UPVC double glazed French doors opening to the garden. Multi-fuel stove, Karndean flooring, coving and a radiator.



Dining Room

3.63m x 2.99m (11'10" x 9'9")

Front aspect UPVC double glazed window, understair storage cupboard, Karndean flooring, coving and a radiator.



L-Shaped Kitchen

5.27m x 4.62m (max.) (17'3" x 15'1" (max.))

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 & wood effect rolled worksurfaces incorporating a twin Belfast sink with boiling instant hot water tap and waste disposal unit. Gas range cooker with matching extractor hood over, space for concealed washing machine, tumble dryer & dishwasher, breakfast bar and a radiator.



Cloaks/WC

Pedestal wash basin, low level WC, UPVC clad walls and an extractor fan.

First Floor Landing

Access to loft and a radiator.

Bedroom One

5.13m x 2.76m (max.) (16'9" x 9'0" (max.))

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

- Family Bathroom, En-suite & Cloaks/WC • Gardens, Long Drive & Detached Garage • Energy Rating: D-60 • Council Tax Band: D (£2,490.88)



En-Suite

Rear aspect UPVC double glazed window, walk-in double cubicle with electric shower, pedestal wash basin, low level WC, UPVC clad walls, extractor fan and a radiator.

Bedroom Two

3.81m x 3.32m (max.) (12'5" x 10'10" (max.))

Front aspect UPVC double glazed window, fitted sliding wardrobes, built-in storage cupboard, laminate flooring and a radiator.

Bedroom Three

3.81m x 2.98m (12'5" x 9'9")

Front aspect UPVC double glazed window, fitted sliding wardrobes, airing cupboard and a radiator.

Bedroom Four

2.66m x 2.56m (8'8" x 8'4")

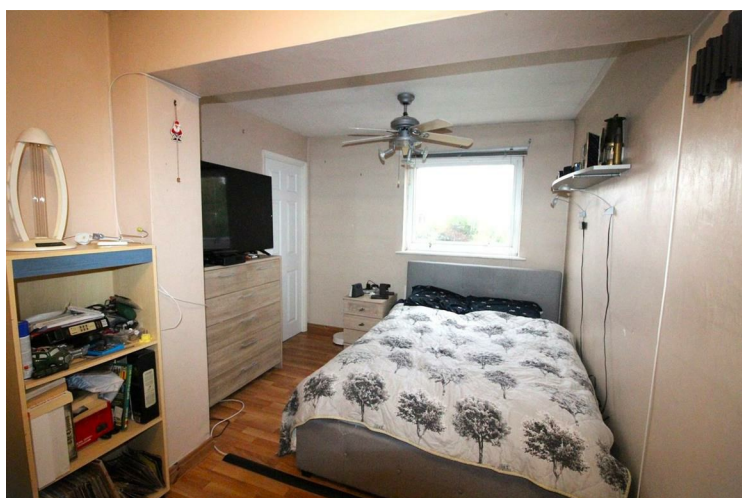
Rear aspect UPVC double glazed window, laminate flooring and a radiator.

Bathroom

White suite comprising; bath with mixer tap & showerhead, vanity unit housing wash basin and a low level WC. UPVC clad walls and a chrome heated towel rail.

Externally

There is a lawn and gravelled front garden, a long block paved driveway to the side with wrought iron gates and leads to a detached garage. To the rear is a private, South facing rear garden with lawn, block paved patios, wooden shed and borders.



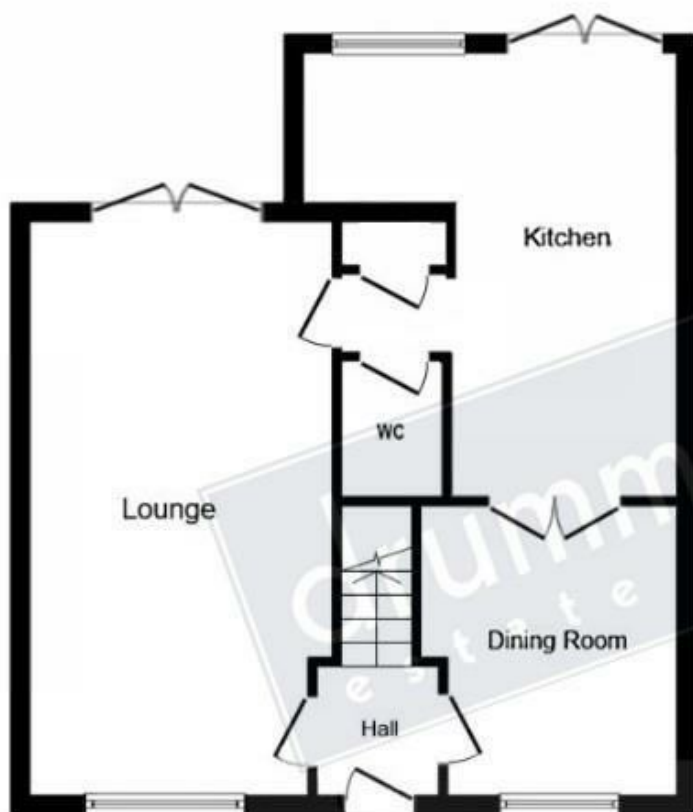




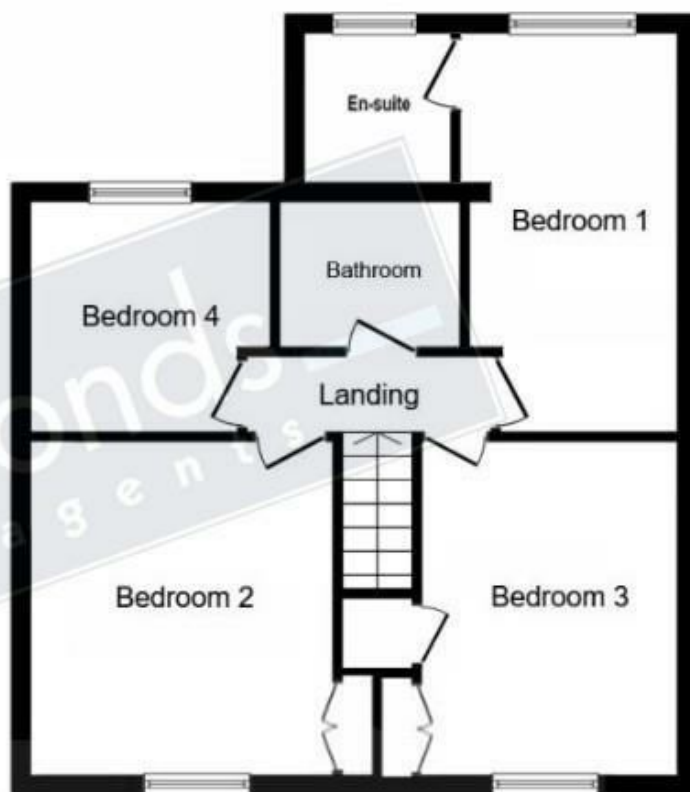
Additional Information

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

Floor Area - 1250.00 sq ft
Tenure - Freehold



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
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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