



# The Poplars, Wolviston

Billingham



In Excess of £400,000





## 26 The Poplars

Wolviston, Billingham

Welcome to this extended five-bedroom detached family home located in the charming village of Wolviston. The property features UPVC double glazing and gas central heating, ensuring comfort and energy efficiency. Boasting modern upgrades throughout, this residence is the epitome of a perfect family home. Situated in a convenient location with easy access to the A689, A19, and other major road links, this property offers both tranquillity and accessibility for its residents.

Upon entering, you are greeted by a porch leading to a large hallway, setting the tone for the spacious feel of this home. The ground floor comprises a convenient WC, a cosy lounge, a versatile sitting room that can be used as a second reception room, and a modern kitchen/diner ideal for family gatherings. Upstairs, the landing leads to a shower room, four double bedrooms with an en-suite bathroom to the master, and an additional single bedroom which could serve as a home office or study. Outside, the property features a low maintenance garden and driveway to the front, leading to an integral garage. To the rear, a large south-facing garden awaits, complete with a patio, lawn, and decking areas perfect for outdoor entertaining and relaxation.

In summary, this meticulously maintained property offers a blend of modern comfort and practicality in a desirable village location. With its spacious accommodation, upgraded features, and generous outdoor space, this home provides an excellent opportunity for families seeking a harmonious balance between lifestyle and convenience.

- Extended Five Bedroom Detached
- Village Location





**Porch**

3' 7" x 7' 0" (1.10m x 2.14m)

**Hallway**

25' 4" x 6' 4" (7.71m x 1.93m)

**Lounge**

16' 9" x 11' 6" (5.10m x 3.50m)

**Sitting Room**

12' 11" x 11' 6" (3.93m x 3.50m)

**Ground Floor W/C**

3' 3" x 6' 11" (1.00m x 2.12m)

**Kitchen/Diner**

23' 6" x 10' 5" (7.16m x 3.17m)

**Landing**

**Shower Room**

5' 2" x 7' 5" (1.58m x 2.27m)

**Bedroom One**

19' 8" x 10' 5" (6.00m x 3.17m)

**En-Suite**

9' 10" x 5' 4" (3.00m x 1.63m)

**Bedroom Two**

11' 9" x 12' 4" (3.57m x 3.77m)

**Bedroom Three**

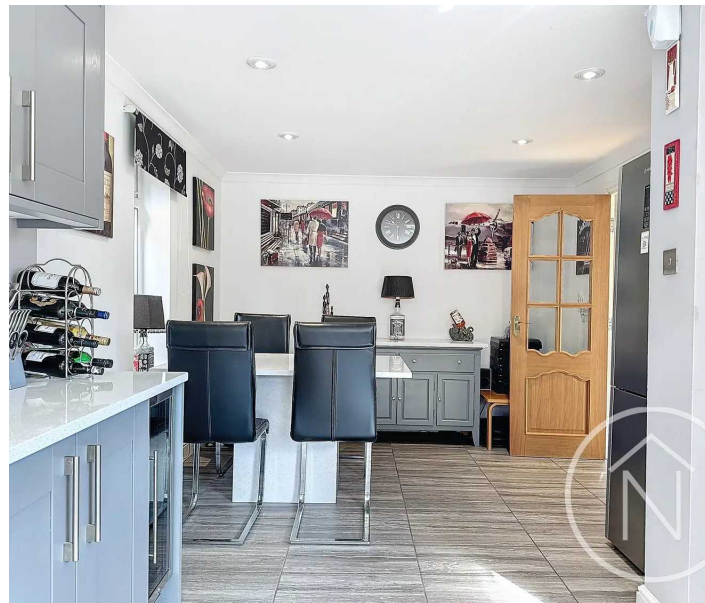
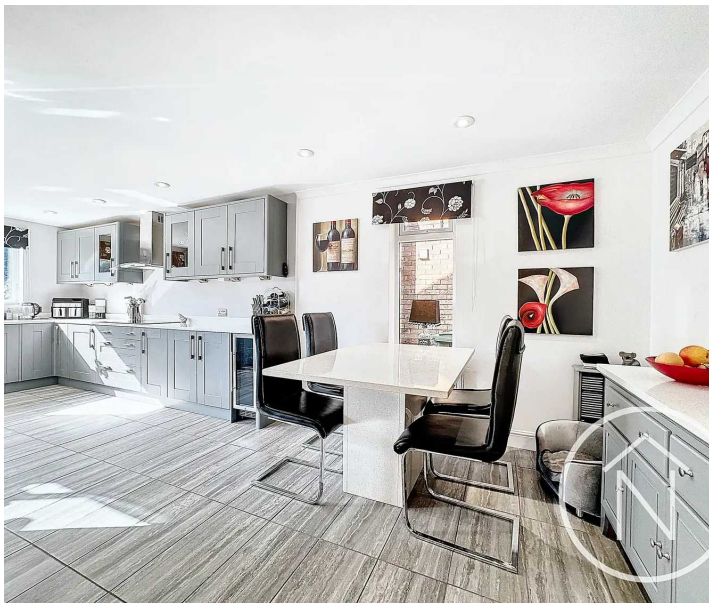
12' 10" x 10' 4" (3.92m x 3.16m)

**Bedroom Four**

11' 2" x 11' 0" (3.40m x 3.35m)

**Bedroom Five**

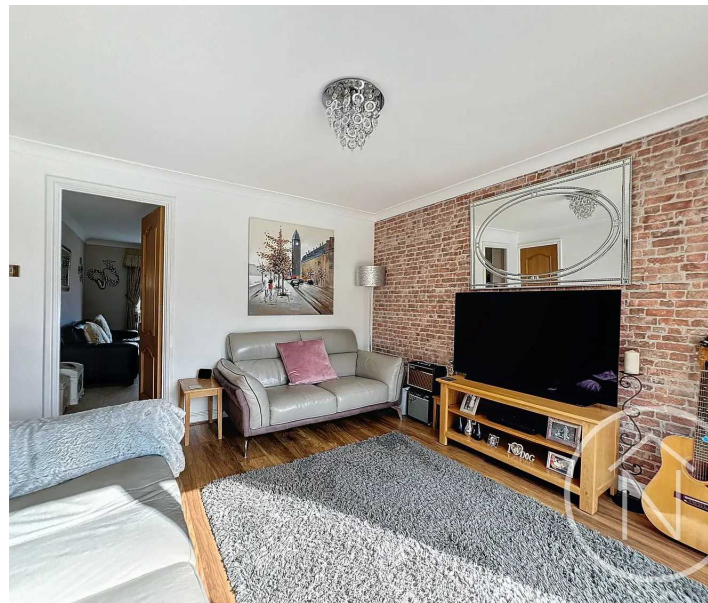
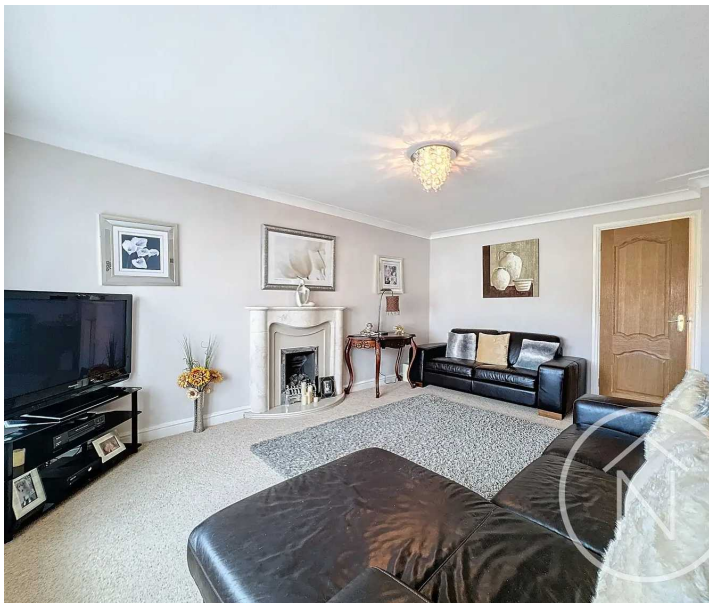
11' 3" x 7' 1" (3.44m x 2.15m)



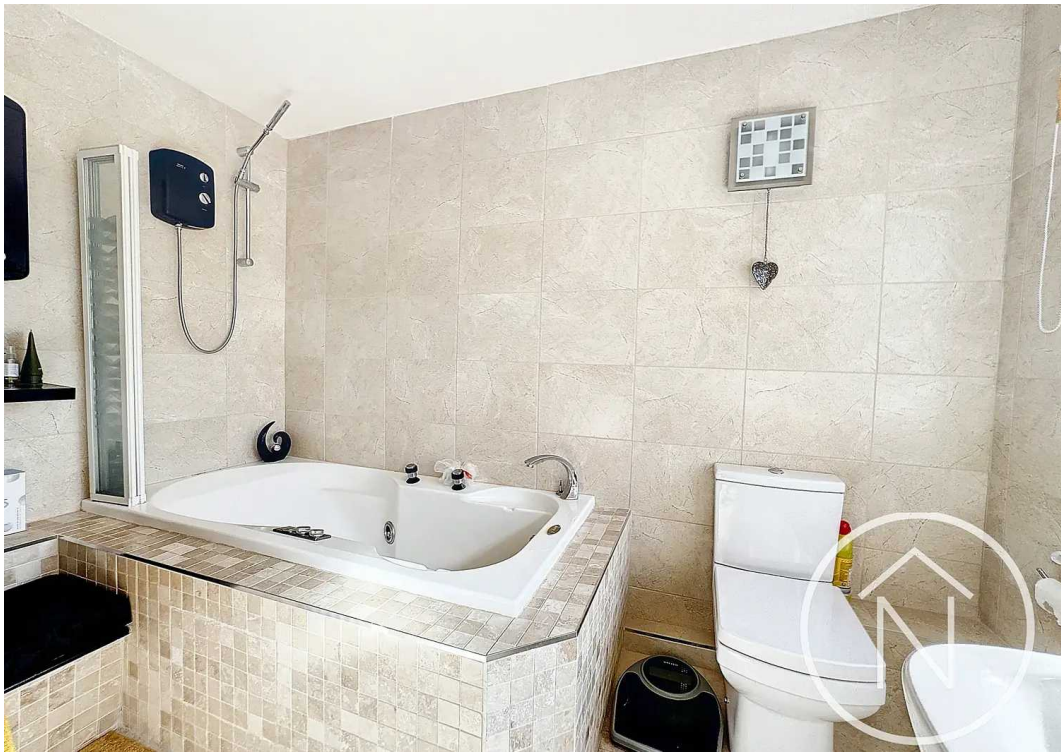




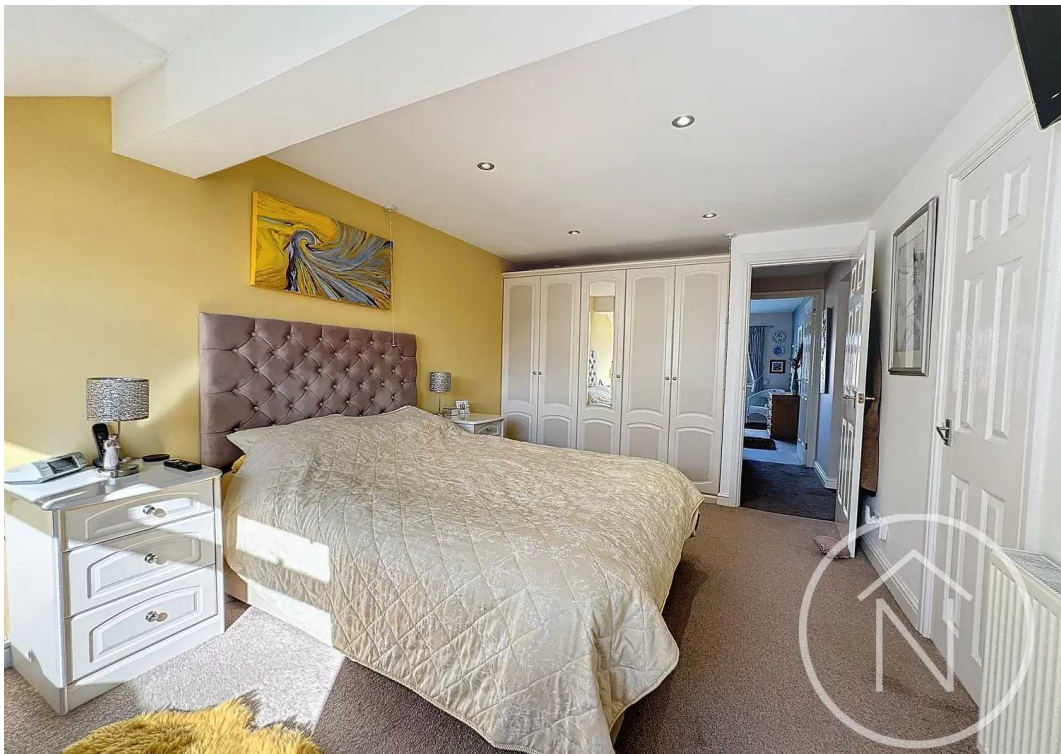
- Extended Five Bedroom Detached
- Village Location
- South Facing Rear Garden
- Driveway & Garage
- UPVC Double Glazing & Gas Central Heating
- Energy Efficiency Rating: C
- Council Tax Band: F | Tenure: Freehold











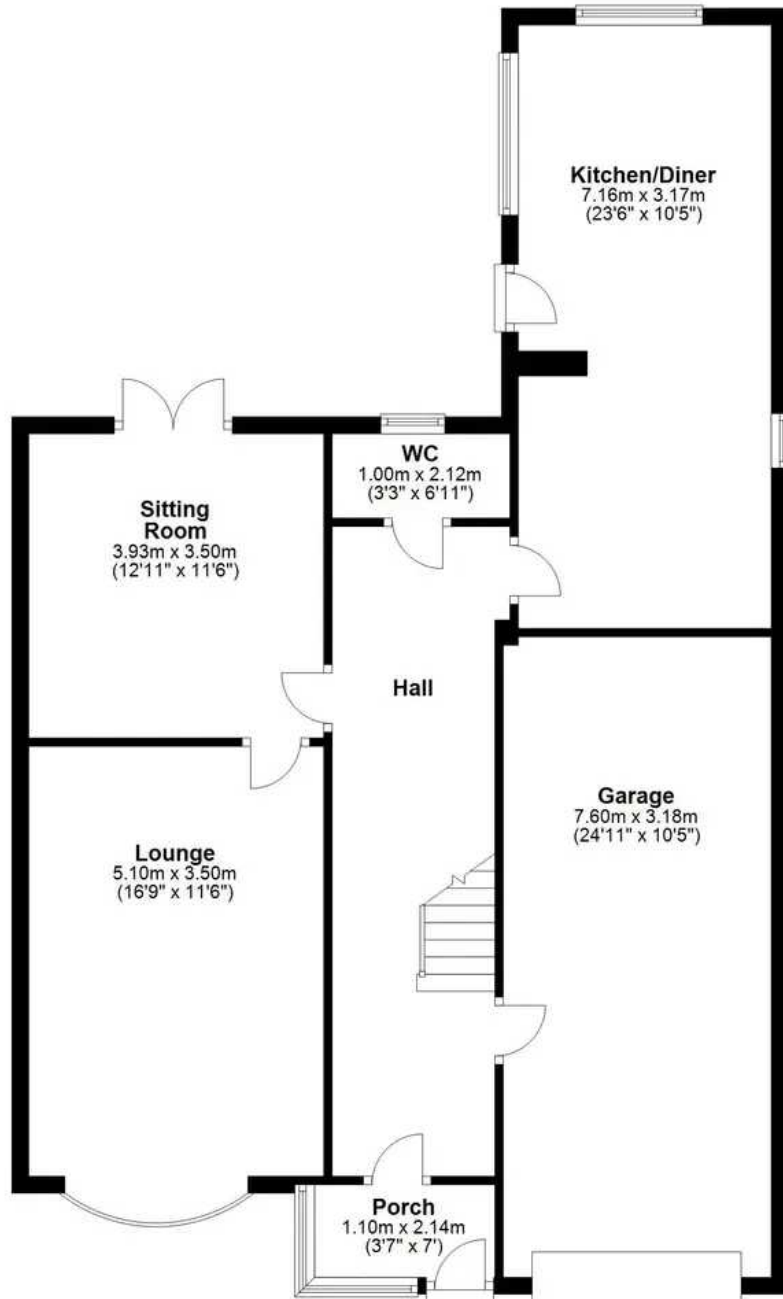






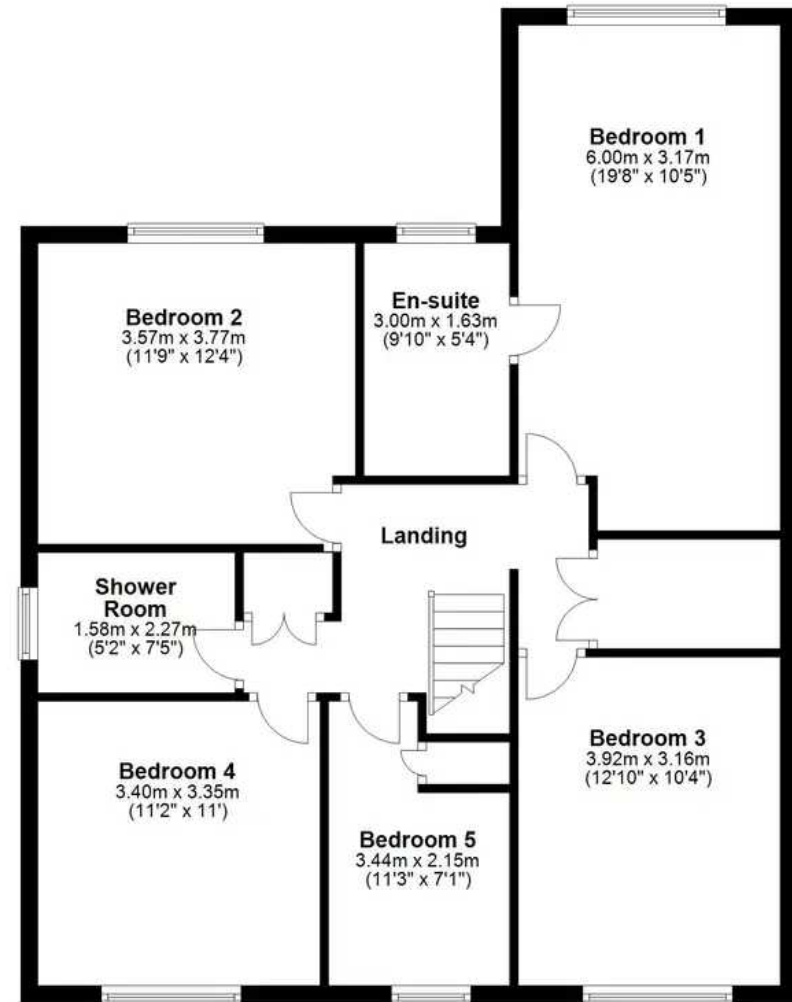
## Ground Floor

Approx. 76.0 sq. metres (817.6 sq. feet)



## First Floor

Approx. 86.1 sq. metres (926.5 sq. feet)



Total area: approx. 162.0 sq. metres (1744.1 sq. feet)

floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





## Northgate - Teesside

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