



Chilcroft Close, Wolviston Court



Offers Over £350,000



9 Chilcroft Close

Wolviston Court, Billingham

Boasting an impressive extension and a wealth of desirable features, this Four Bedroom Detached residence in the sought-after cul-de-sac of Wolviston Court offers a fantastic family living experience. The ground floor encompasses a welcoming entrance hall, a convenient WC, a cosy lounge, a bright conservatory, a spacious kitchen/diner, a versatile dining room that could easily double as a playroom or family room, and a practical utility room. Heading upstairs, the landing leads to a family bathroom, a generous main bedroom complete with a dressing area and an en-suite bathroom, a second bedroom with its own en-suite shower room, and two additional well-proportioned bedrooms. Further benefits include UPVC double glazing, gas central heating, a driveway, and a double garage, all presented with the added advantage of being offered with no onward chain.

Step outside to discover a superb west facing rear garden, a delightful space perfect for enjoying outdoor activities. The property's exterior offers ample off-road parking with a driveway, leading to a double garage ensuring parking concerns are a thing of the past. In addition to the beautifully maintained garden, the property's convenient location in a quiet cul-de-sac provides a peaceful enclave for families to thrive, ensuring both privacy and accessibility. With its exceptional amenities, generous living spaces, this outstanding home is an excellent choice for those seeking a perfect blend of comfort, convenience, and style.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.



Entrance Hall
Ground Floor Wc

Lounge
19' 3" x 11' 10" (5.88m x 3.61m)

Conservatory
14' 5" x 12' 11" (4.39m x 3.93m)

Kitchen
19' 3" x 12' 11" (5.88m x 3.93m)

Dining Room
9' 8" x 11' 7" (2.94m x 3.52m)

Utility
8' 2" x 5' 6" (2.48m x 1.67m)

Landing

Family Bathroom
8' 11" x 6' 2" (2.73m x 1.87m)

Bedroom One
9' 7" x 11' 7" (2.92m x 3.52m)

Dressing Area
6' 11" x 7' 7" (2.11m x 2.30m)

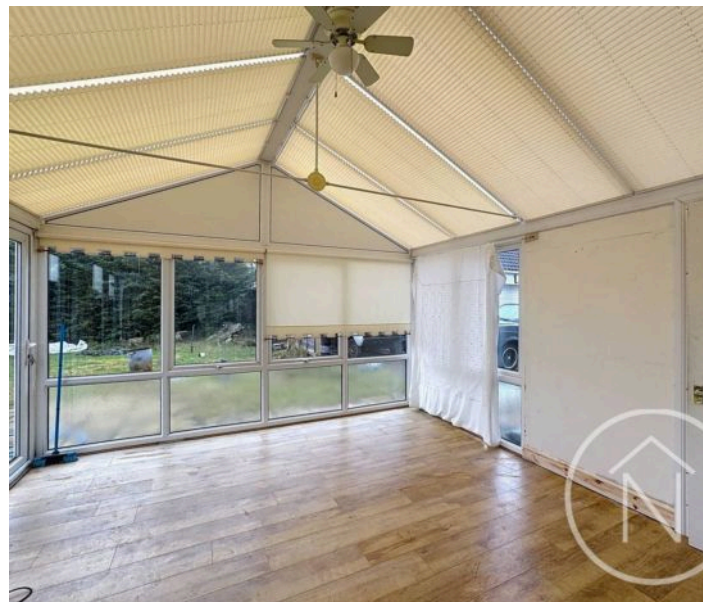
En-Suite
6' 11" x 5' 2" (2.10m x 1.58m)

Bedroom Two
12' 2" x 10' 2" (3.72m x 3.11m)

En-Suite
8' 11" x 3' 3" (2.73m x 1.00m)

Bedroom Three
12' 2" x 10' 1" (3.72m x 3.08m)

Bedroom Four
7' 0" x 12' 0" (2.13m x 3.67m)





GARDEN

Driveway

2 Parking Spaces

Garage

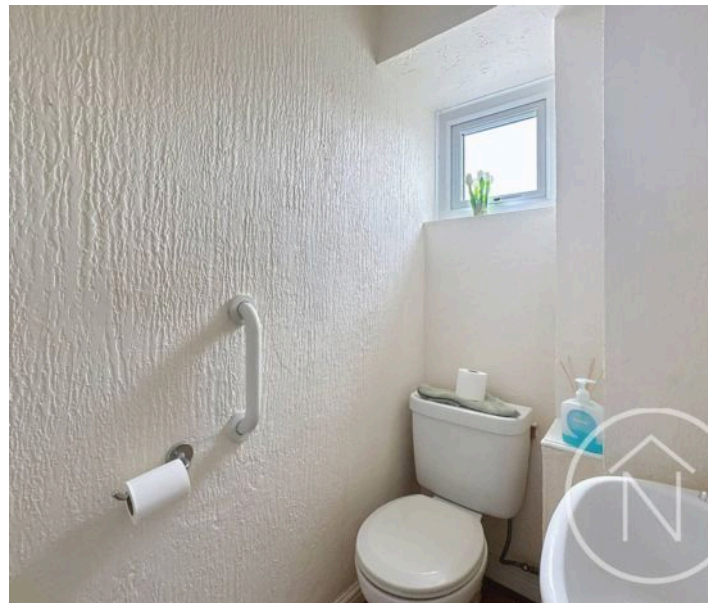
Single Garage

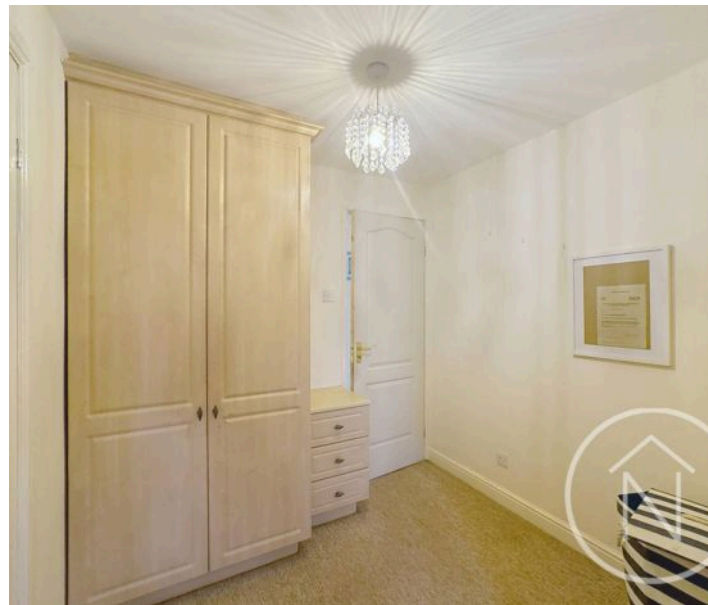
Council Tax band: D

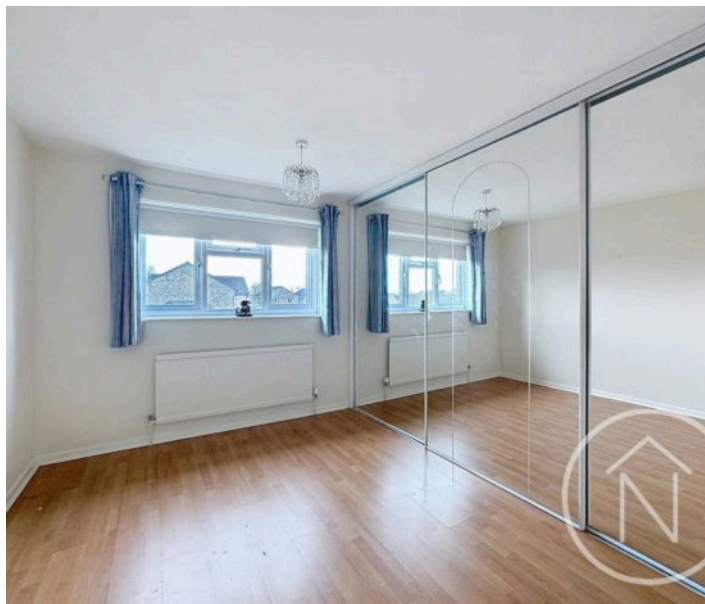
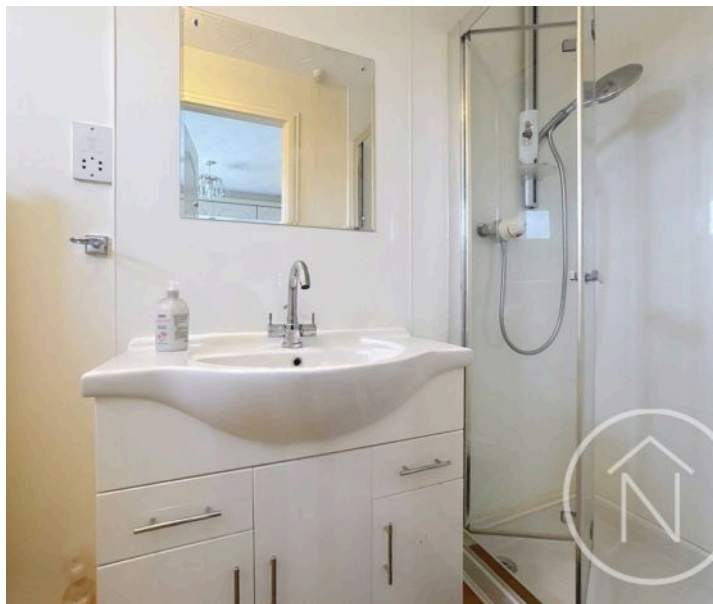
Tenure: Freehold

EPC Energy Efficiency Rating: C

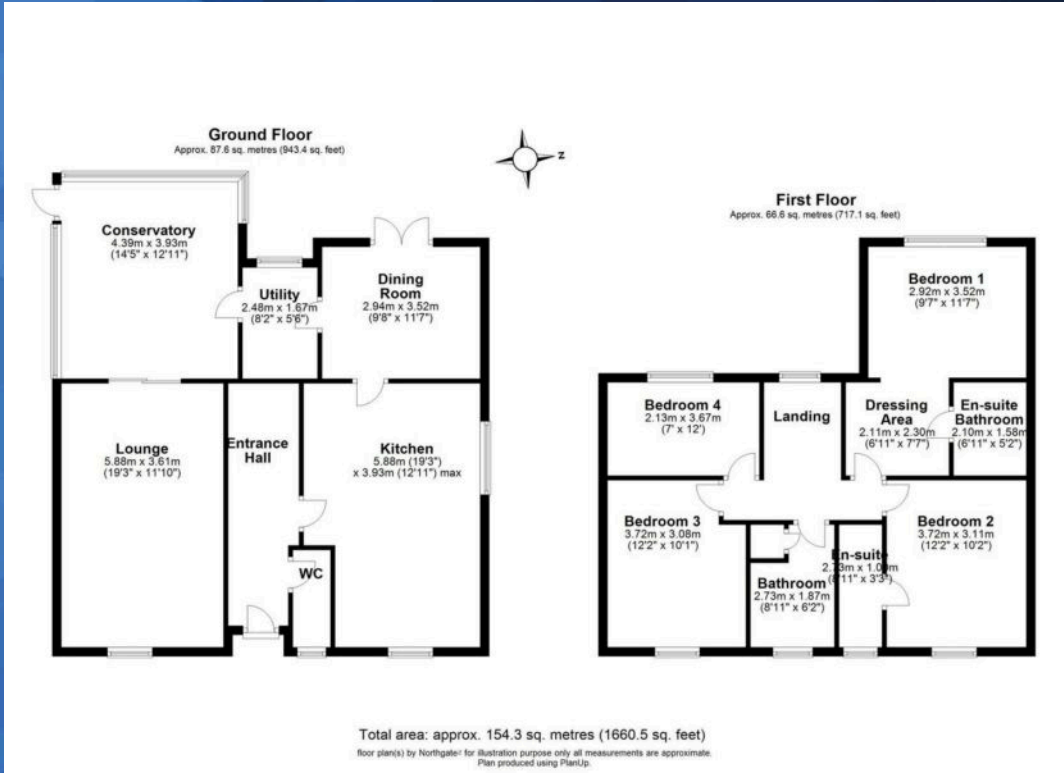
EPC Environmental Impact Rating: C













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