



10 Bonington Crescent

Wolviston Grange, Billingham, TS23 3WJ

Offers in the region of £375,000



Welcome To Bonington Crescent, Wolviston Grange, Billingham - A Truly Remarkable Property That Is Sure To Captivate Your Heart! This Stunning Detached House Boasts A Perfect Blend Of Modern Features And Classic Charm.

As You Step Inside, You Are Greeted By A Spacious Reception Room That Is Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Four Bedrooms And Two Bathrooms, There Is Ample Space For The Whole Family To Enjoy.

One Of The Highlights Of This Property Is The Full-Width Single-Storey Extension, Complete With Bi-Folding Doors And Skylights, Allowing Natural Light To Flood The Space And Creating A Seamless Connection To The Outdoors. Imagine Hosting Summer Gatherings Or Simply Enjoying A Quiet Morning With A Cup Of Tea In This Beautiful Setting.



Location:

Bonington Crescent Can Be Accessed Via Marshall House Avenue, Then Taking the 3rd Exit Onto Longfellow Road And Then Turning Right Onto Bonington Crescent.

- Priors Mill Primary School - 5 Minute Drive, 31 Minute Walk
- St Paul's Catholic Primary School - 6 Minute Drive, 30 Minute Walk
- Northfield School & Sports College - 6 Minute Drive, 29 Minute Walk
- St Michael's Catholic Academy - 6 Minute Drive, 33 Minute Walk
- Wellington Inn Pub/Food - 13 Minute Walk
- Kings Arms - 3 Minute Drive, 23 Minute Walk
- A19 & A689 - Nearby

Distance Times As Suggested By Google Maps.

Entrance Hallway

Access To Lounge, Staircase Leading To The First Floor.

Lounge

Door Leading Through To The Kitchen, uPVC Double Glazed Bay Window, Feature Fireplace, Radiator

Kitchen/Dining Area/Family Area

Fitted With A Range Of Base, Wall And Draw Units, Feature Island & Large Pantry Unit, Solid Butchers Block Worktops With Inset Belfast Sink Unit & Mixer Tap, Space For A Freestanding Cooker, Overhead Extractor Fan, Integrated Fridge Freezer & Dishwasher, Wine Coolers, Space For A Dining Table & Chairs., Door Leading Through To The Utility Room And Bi-Fold Doors Leading Out To The Garden, uPVC Double Glazed Window, Radiator.

Utility Room

Fitted With A Range Of Base & Wall Units, Worktops, Space For Appliances, Door Leading Through To The Ground Floor W/C, Garage & Side Exit Door.

Ground Floor W/C

White W/C, Vanity Hand Wash Basin, uPVC Double Glazed Window, Radiator.

Integral Garage

Up & Over Door, Side Entrance Door, Door Leading Through To The Utility, Power Supply.

First Floor Landing

Access To Bedrooms, Bathroom & Loft Hatch.

Bedroom One

Door Leading Through To The En-Suite, uPVC Double Glazed Window, Radiator.

En-Suite Shower Room

White W/C, Hand Wash Basin, Shower Cubicle, uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

Fitted With Built-In Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Four

Fitted With Built In Wardrobes, uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Four Piece Suite, Comprising: W/C, Hand Wash Basin, Shower Cubicle, Bath, uPVC Double Glazed Window, Radiator.

Loft Room

Generous Size, Pull Down Ladder, Fully Boarded, Power/Light.

Energy Efficiency Rating: TBC

The Full Energy Certificate Is Available On Request

Property Information:

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: D
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

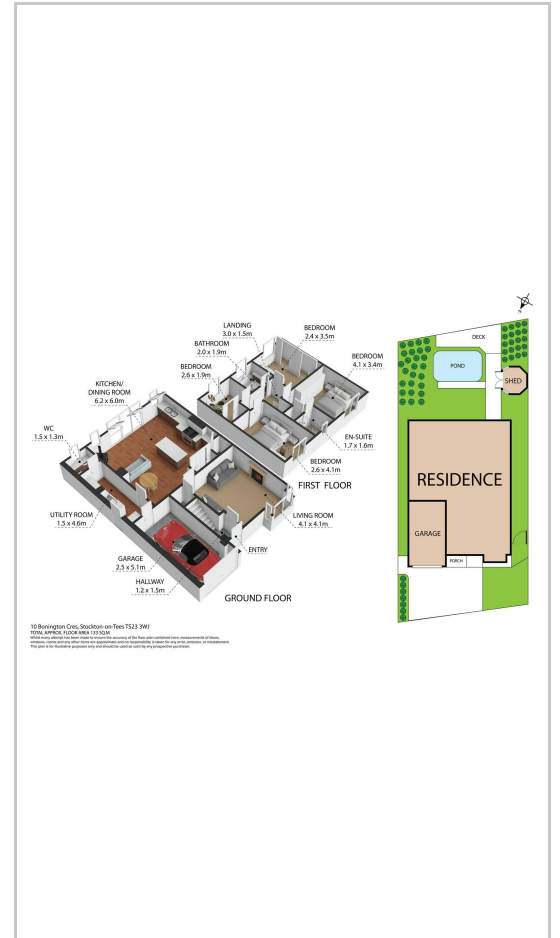
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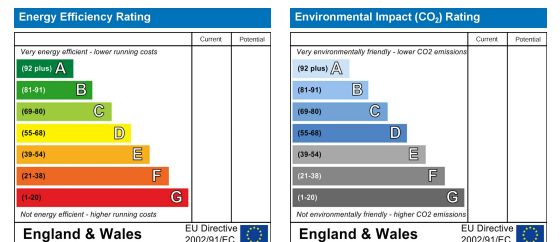
Area Map



Floor Plans



Energy Efficiency Graph



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