



**Millais Grove, Billingham, TS23 3WL**

**welcome to**

## **Millais Grove, Billingham**

Positioned in a lovely cul de sac position, just off Bonington Crescent is this delightful, three bedroom, detached bungalow, offering spacious accommodation throughout and occupying a deceptively generous sized plot.

### **Entrance Hall**

Double glazed door to side, built in storage cupboard, doors leading to WC, kitchen, lounge and bedroom 3/Dining Room

### **Cloakroom**

Double glazed window to front, low level low flush WC, wash hand basin with mixer tap on a vanity unit, white heated towel rail, part tiled walls and tiled floor.

### **Kitchen**

11' 9" x 8' 2" ( 3.58m x 2.49m )

A range of cream gloss wall and base units with roll edge work surfaces with matching upstands, 1 1/2 bowl sink/drainer with mixer tap, integrated fridge/freezer, plumbing for washing machine, built in electric oven, built in microwave, gas hob with extractor over, spotlights and space for table. Double glazed window to front

### **Lounge**

19' 8" x 12' 2" ( 5.99m x 3.71m )

Double glazed window to rear, double glazed french doors to rear, modern remote controlled gas fire, TV point and two radiators.

### **Conservatory**

12' 8" (Maximum) x 9' 7" (Maximum) ( 3.86m (Maximum) x 2.92m (Maximum) )

On a dwarf wall, tiled floor, ceiling light/fan and double glazed French doors onto rear garden.

### **Inner Hallway**

Built in storage cupboard housing Worcester boiler and doors leading to Bedrooms 1 and 2 and shower room.





### **Bedroom 1**

11' 3" (Maximum inc wardrobes) x 9' 3" (Maximum inc wardrobes) ( 3.43m (Maximum inc wardrobes) x 2.82m (Maximum inc wardrobes) )

Double glazed window to front, fitted wardrobes/overbed storage and radiator.

### **Bedroom 2**

9' 2" (To front of wardrobes) x 9' 4" ( 2.79m (To front of wardrobes) x 2.84m )

Double glazed window to rear, fitted sliding wardrobes and radiator.

### **Bedroom 3 / Dining Room**

11' 9" x 8' 2" ( 3.58m x 2.49m )

Double glazed window to front and radiator.

### **Bathroom**

Double glazed window to side, tiled walls, white heated towel rail, wash hand basin with mixer tap, low level low flush WC in a vanity unit, walk in shower and shaver point.

### **Externally**

#### **Front Garden**

Open plan lawn to front, double driveway leading to double garage and gated access to rear garden.

#### **Rear Garden**

Enclosed, good level of privacy, mainly laid to lawn, patio area and fenced borders.

#### **Garage**

Double up and over door, power and light.



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## Millais Grove, Billingham

- DETACHED BUNGALOW
- CUL-DE-SAC POSITION
- GENEROUS SIZE PLOT
- CONSERVATORY
- RARE TO THE MARKET

Tenure: Freehold EPC Rating: C

offers in excess of

**£230,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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