









# 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 deceivingly 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

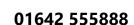


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