



The Poplars, Wolviston, Billingham, TS22 5LY

welcome to

The Poplars, Wolviston Billingham

Nicely positioned within a cul de sac location in Wolviston Village is this extended, detached, three bedroom family home, offering spacious accommodation, enjoying lots of natural light throughout. Outside there's a pleasant garden to the front with driveway and a private rear garden.

Entrance Hall

Double glazed door to front, double glazed window to side, stairs to first floor, radiator and doors to WC, lounge and kitchen.

Cloakroom

Double glazed window to side, low level low flush WC, pedestal wash hand basin with mixer tap, tiled splashback and radiator.

Lounge

15' 10" (Maximum) x 12' 10" (Maximum into alcove) (4.83m (Maximum) x 3.91m (Maximum into alcove))
Double glazed window to front, brick feature fireplace, TV point, archway to dining area and radiator.

Dining Area

11' 6" x 9' 10" (3.51m x 3.00m)
Double glazed French doors to rear and radiator.

Kitchen / Diner

18' 3" (Maximum) x 22' 2" (Maximum) (5.56m (Maximum) x 6.76m (Maximum))

A really good range of white wall and base units with contrasting rolled edge working surfaces, tiled splashback, circular stainless steel sink/drainers with mixer tap, Rangemaster oven with extractor over, integrated dishwasher, space for fridge/freezer, three skylight windows, personnel door to garage, double glazed window to rear and stable door to rear.

Landing

Double glazed window to side, loft access and built in storage cupboard housing Baxi boiler.

Bedroom 1

12' 8" (Maximum to rear of wardrobes) x 10' 2" (Not inc entrance) (3.86m (Maximum to rear of wardrobes) x 3.10m (Not inc entrance))
Double glazed window to rear,, fitted wardrobes and radiator.

Bedroom 2

10' 8" x 12' 9" (3.25m x 3.89m)
Double glazed window to front and radiator.

Bedroom 3

9' (Maximum) x 7' 8" (Maximum) (2.74m (Maximum) x 2.34m (Maximum))
Double glazed window to front and radiator.
Reduced floor space due to bulk head.

Bathroom

Double glazed window to rear, radiator, enclosed shower cubicle, panel bath with jets and mixer tap, low level low flush WC, wash hand basin with mixer tap on a vanity unit, tiled walls, laminate floor and radiator.





Externally

Front Garden

Lawned garden to front, well established borders, imprinted driveway for 2/3 cars leading to garage,

Rear Garden

Enclosed, really good level of privacy, south facing, laid lawn with really well established planting.

Garage

Up and over door, power and light.



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The Poplars, Wolviston Billingham

- SOUTH FACING PRIVATE REAR GARDEN
- CUL DE SAC LOCATION IN A VILLAGE
- EXTENDED
- DRIVEWAY AND GARAGE
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

£260,000



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