



Chilcroft Close, Billingham, TS22 5RN

welcome to

Chilcroft Close, Billingham

A four bedroom detached family home, boasting a two storey rear extension and offering spacious accommodation throughout. The rear garden enjoys a great level of privacy, and is not overlooked to the rear.

Entrance Hall

Double glazed door to front, laminate floor, stairs to first floor, built in storage cupboard, doors leading to, WC, lounge and kitchen.

Cloakroom

Double glazed window to front, low level low flush WC, vanity wash hand basin, white heated towel rail and laminate floor.

Lounge

19' 3" (Not including bay window) x 11' 8" (5.87m (Not including bay window) x 3.56m)

Double glazed bay window to front, double glazed patio doors to conservatory, fireplace with marble effect inset and hearth with electric fire and two radiators.

Conservatory

12' 9" x 14' 4" (3.89m x 4.37m)

Double glazed door to side on to the garden, laminate floor and wall lights.

Kitchen / Diner

19' 3" x 12' 9" maximum (5.87m x 3.89m maximum)

Good range of wall and base units with rolled edge working surfaces, cream sink/drainers with stainless steel mixer tap, part tiled walls, built in double electric oven electric hob with stainless steel extractor over, plumbing for washing machine, integrated dish washer, integrated fridge/freezer, space for dining table, spotlights, built in storage cupboard housing Ideal logic combi boiler and double glazed window to front.

Reception Room 2

11' 5" x 9' 6" (Not inc recess) (3.48m x 2.90m (Not inc recess))

Double glazed French doors to rear and radiator.

Storage Room

8' 2" x 5' 5" (2.49m x 1.65m)

A versatile space, which could be utilised as a ground floor en-suite or utility room

Landing

Double glazed window to rear and loft access.

Bedroom 1

12' 2" x 10' 2" (Maximum) (3.71m x 3.10m (Maximum))

Double glazed window to front, fitted wardrobes, over bed storage and bed side cabinets and radiator.

En Suite

Enclosed shower, wash hand basin with mixer tap on a vanity unit, heated towel rail, low level low flush WC, extractor fan, laminate floor and double glazed window to front,

Bedroom 2

11' 7" (Maximum) x 9' 6" (Maximum) (3.53m (Maximum) x 2.90m (Maximum))

double glazed window to rear, fitted wardrobes and radiator.

Dressing Area

7' 5" x 6' 9" (2.26m x 2.06m)

Fitted wardrobes and door leading to:

En Suite

Wet room shower, low level low flush WC, wash hand basin with mixer tap on a vanity unit and extractor fan. Tiled walls, tiled floor, spotlights, and skylight window





Bedroom 3

12' 2" x 10' 9" (Maximum inc wardrobes) (3.71m x 3.28m
(Maximum inc wardrobes))
Double glazed window to front, fitted sliding wardrobes, laminate floor and radiator.

Bedroom 4

12' 1" x 7' (3.68m x 2.13m)
Double glazed window to rear, laminate floor and radiator.

Bathroom

Panel bath with electric shower over, low level low flush WC, wash hand basin with mixer tap on a vanity unit, built in storage cupboard, part tiled walls, radiator and double glazed window to front.

Externally

Front Garden

Driveway leading to gated access to rear garden, further hardstanding and double garage.

Rear Garden

Generous in size, mainly laid to lawn, patio area to rear and side, hot tub area, decked area, great level of privacy, lean to to side of garage and mature planted border.

Double Garage

Remote control roller door, power, light and personnel door to side.

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

Chilcroft Close, Billingham

- DETACHED FAMILY HOME
- PRIVATE REAR GARDEN
- CUL DE SAC LOCATION
- AMPLE PARKING AND DOUBLE GARAGE
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

£350,000



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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