



Constable Grove, Billingham, TS23 3GL

welcome to

Constable Grove, Billingham

A fantastically positioned, four double Bedroom, Detached family home, offering plenty of parking for upto six cars, and a private plot, which is not directly overlooked. This gorgeous home undoubtedly meets the demands of a growing family and modern day living and viewing is recommended.

Entrance Hall

Double glazed door to front, double glazed window to front, stairs to first floor, laminate floor, radiator and doors leading to Lounge, Kitchen and WC.

Cloakroom

Low level low flush WC, wash hand basin, tiled floor, part tiled walls, extractor fan and radiator.

Lounge

16' 4" x 10' 9" (4.98m x 3.28m)

Double glazed window to front, wall mounted electric fire, wall lights, coved cornicing, TV point, radiator and French doors leading to:

Dining Room

11' 3" x 9' 9" (3.43m x 2.97m)

Double glazed French door to rear and wall lights.

Kitchen

17' 10" x 9' 8" (5.44m x 2.95m)

Stunning modern grey gloss wall and base units with contrasting working surfaces and matching upstands, inset 1 1/2 bowl sink/drainers with mixer tap, built in double electric oven, electric hob with stainless steel extractor over, spotlights, under unit and under plinth lighting, double glazed window to rear and double glazed French doors to Rear.

Utility Room

Base units and work surfaces, inset 1 1/2 bowl sink/drainers with mixer tap, plumbing for washing machine, space for fridge/freezer, radiator and personnel door into Garage.

Landing

Loft access and airing cupboard.

Bedroom 1

18' x 10' 2" (5.49m x 3.10m)

Two double glazed windows to front, feature inset arch shelving, radiator and open to:

Dressing Room

Built in robes and door leading to:

En Suite

Double glazed window to rear, double enclosed shower, low level low flush WC, pedestal wash hand basin, built in shelving, part tiled walls, vinyl floor, extractor fan and radiator.

Bedroom 2

15' 5" (Maximum) x 11' 2" (Maximum) (4.70m (Maximum) x 3.40m (Maximum))

Double glazed window to front and radiator.

En Suite

Double glazed window to rear, enclosed shower cubicle, low level low flush WC, pedestal wash hand basin, tiled splashback, extractor fan, inset shelving and radiator.

Bedroom 3

11' (Maximum) x 9' 5" (Maximum) (3.35m (Maximum) x 2.87m (Maximum))

Built in two door wardrobes, double glazed window to rear and radiator.

Bedroom 4

11' 2" (Maximum) x 10' 2" (Maximum) (3.40m (Maximum) x 3.10m (Maximum))

Built in two door wardrobes, double glazed window to rear and radiator.





Bathroom

Double glazed window to rear, panel bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level low flush WC, part tiled walls, vinyl floor and extractor fan

Externally

Front Garden

Open plan lawn area with driveway for upto six cars. Double garage. Gated access into

Rear Garden

Enclosed rear Garden with mature hedgerow to two sides, providing a fantastic level of privacy, featuring a lawned area, decked area and patio area

Double Garage

Up and over doors, power and lighting.



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welcome to

Constable Grove, Billingham

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MODERN FIXTURES, FITTINGS AND DECOR
- TWO EN SUITE AND FAMILY BATHROOM
- DOUBLE GARAGE AND DRIVEWAY FOR MULTIPLE CARS

Tenure: Freehold EPC Rating: D

£335,000



Ground Floor



First Floor

This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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