



Shadforth Drive, Billingham, TS23 3PW

welcome to

Shadforth Drive, Billingham

An individually built, and further extended, three bedroom detached family home boasting spacious, well proportioned accommodation throughout, which is tastefully decorated. The rear garden is not overlooked, enjoying a great level of privacy.

Entrance Hall

Composite door to front, laminate flooring, built-in storage cupboard, radiator, stairs to first floor, doors to lounge/diner and kitchen.

Lounge/Diner

20' 1" max x 16' 9" max (6.12m max x 5.11m max)
Double glazed window to front, radiator, laminate flooring, wall mounted electric fire, archway to dining area, French doors to garden room.

Garden Room

15' 4" max x 10' 7" max (4.67m max x 3.23m max)
Laminate flooring, double glazed french doors to rear, spotlights.

Kitchen

17' 7" max x 9' 3" max (5.36m max x 2.82m max)
Range of wall and base units with rolled edge working surfaces incorporating a breakfast bar, sink/drainage with mixer tap with matching upstands, electric oven with hob and extractor over, space for fridge/freezer, plumbing for washing machine, spotlights. tiled floor, double glazed windows to side and rear, and double glazed door to side.

Landing

Double glazed window to front, radiator, panelled ceiling, loft access.

Bedroom 1

11' 7" x 10' 2" to front of wardrobes (3.53m x 3.10m to front of wardrobes)
Double glazed window to front, fitted wardrobes with sliding doors, and radiator

Bedroom 2

12' 6" x 10' 8" max (3.81m x 3.25m max)
Double glazed window to rear, radiator, laminate flooring and spotlights.

Bedroom 3

10' 4" x 9' 7" (3.15m x 2.92m)
Double glazed window to rear, radiator, laminate flooring and spotlights.

Bathroom

Fitted with a panel bath with central mixer tap, and overhead shower with glass screen, low level WC, his and hers wash hand basin with vanity unit with mixer tap. Double glazed window to rear, part tiled walls, spotlights, extractor fan.

Externally

Rear Garden

Enclosed, not overlooked to the rear, patio, lawn, further parking, double garage with up and over style door.

Front Garden

Walled garden to the front, with driveway leading to the side.





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Shadforth Drive, Billingham

- INDIVIDUALLY BUILT AND EXTENDED
- PRIVATE REAR GARDEN
- DOUBLE GARAGE
- THREE DOUBLE BEDROOMS
- GARDEN ROOM

Tenure: Freehold EPC Rating: D

£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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