



Glenfall Close, Billingham TS22 5RL

welcome to

Glenfall Close, Billingham

WOW.WOW.WOW. The most impressive, extended, four bedroom detached home, boasting a two storey and single storey extension, providing a gorgeous amount of family living space,

Entrance Hall

Entered via double glazed composite door to front, wooden flooring, stairs to first floor, built in understair storage cupboard, radiator and doors leading to lounge, WC, open plan diner/kitchen/family room.

Cloakroom

Double glazed window to front, tiled walls, tiled floor, low level low flush WC, vanity wash hand basin with mixer tap and chrome heated towel rail.

Lounge

19' 3" (Not including bay window) x 11' 9" (5.87m (Not including bay window) x 3.58m)
Double glazed bay window to front, wooden flooring, double glazed French doors to rear, modern feature fireplace and two radiators.

Dining Area

12' 8" x 12' 3" (3.86m x 3.73m)
Open plan family area and kitchen, modern bio ethanol fire, tiled flooring, double glazed window to front and radiator.

Open Plan Family Area

19' 10" (Maximum) x 12' 8" (Maximum) (6.05m (Maximum) x 3.86m (Maximum))
Two skylight windows, bi folding doors to side and rear, double glazed window to side, tiled flooring, spotlights and open to:

Kitchen

18' 4" (Maximum) x 15' 5" (Maximum) (5.59m (Maximum) x 4.70m (Maximum))
Ultra modern, with a good range of wall and base units with contrasting quartz working surfaces and matching upstands, central breakfasting island with induction hob and extractor over, inset 1 1/2

sink/drainер with mixer tap and grooved drainer, built in double oven microwave and coffee machine, pull out larder, integrated full length fridge/freezer, wine cooler, integrated dishwasher, tiled flooring, spotlights, underfloor heating, double glazed bifolding doors to rear and double glazed window to side.

Utility Room

14' 10" x 7' 6" (4.52m x 2.29m)
Double glazed window to side, matching wall and base units with contrasting working surfaces, inset stainless steel sink/drainер with mixer tap, grooved drainer, plumbing for washing machine, baxi combi boiler and hot water system housed in units, tiled floor with underfloor heating, double glazed door to side, spotlights and extractor fan.

Landing

Split level staircase, loft access, double glazed window to rear and spotlights.

Bedroom 1

18' 2" x 14' 2" (5.54m x 4.32m)
Double glazed window to rear, two French doors to en suite and dressing room, two double glazed widow to side and radiator.

Dressing Room

12' 1" (To front of wardrobes) x 6' 11" (Maximum) (3.68m (To front of wardrobes) x 2.11m (Maximum))
Fitted wardrobes, dressing table and drawers, wooden flooring, two skylights, double glazed window to side and radiator.

En Suite

Double glazed window to front, free standing bath with floor standing mixer tap and hand held shower attachment, his and hers sinks on a vanity unit, low





level low flush WC, two chrome heated towel rails, tiled walls, tiled floor and walk in shower.

Bedroom 2

10' 9" (Maximum) x 12' 2" (Maximum) (3.28m (Maximum) x 3.71m (Maximum))
Double glazed window to front, wooden flooring and radiator.

Bedroom 3

13' 2" x 6' 11" (4.01m x 2.11m)
Double glazed window to rear, radiator and wooden flooring.

Bedroom 4

12' 1" x 6' 11" (3.68m x 2.11m)
Double glazed window to rear, wooden flooring and radiator.

Bathroom

Double glazed window to rear, fully tiled, free standing bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level low flush WC, enclosed shower cubicle, spotlights and chrome heated towel rail.

Externally Front Garden

Beautifully kept, open plan lawn to front, block paved driveway, wrought iron gates to further driveway and garage, leading to the rear.

Rear Garden

Laid to lawn with an abundance of mature planting, composite decking area, enjoying a good level of privacy. There's a further delightful garden to the side which is laid to lawn with block paved pathway and planted borders.

Garage

Remote control door to front, double glazed French doors to rear, power and lighting



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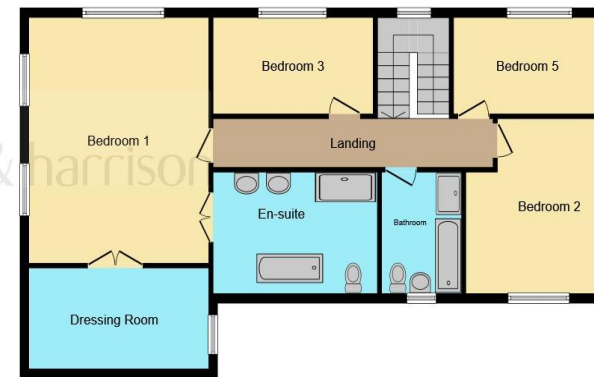
- EXTENDED DETACHED HOME
- GARAGE AND DRIVEWAY
- DRESSING ROOM AND EN SUITE TO MASTER
- OPEN PLAN LIVING
- ULTRA MODERN

Tenure: Freehold EPC Rating: Awaited

£450,000



Ground Floor



First Floor

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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