



Thames Road, Billingham TS22 5EF

welcome to

Thames Road, Billingham

This individually built and thoughtfully extended four-bedroom detached home offers exceptionally spacious and well-maintained accommodation throughout

Entrance Porch

Double glazed door and window to front, door to entrance hall.

Entrance Hall

Stairs to first floor, door to lounge, guest WC, lounge and kitchen, built in under stairs storage cupboard.

Guest Wc

Double glazed window to front, low level low flush WC, vanity wash hand basin.

Lounge

17' 11" x 12' 11" (max) (5.46m x 3.94m (max))
Double glazed window to front, two radiators, feature brick fire place with coal fire, french doors into dining room.

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)
Double glazed patio door to rear, radiator, arch to kitchen.

Kitchen

11' 10" x 10' 7" (3.61m x 3.23m)
Good range of wall and base units with contrasting working surfaces including breakfast bar, part tiled walls, stainless steel sink and draining board with mixer tap, built in electric oven and hob, double glazed window to rear, door to utility room.

Utility Room

9' 7" x 5' 8" (2.92m x 1.73m)
Wall and base units and contrasting working surfaces, stainless steel sink and draining board with mixer tap, plumbing for dishwasher, space for under counter fridge, radiator, door to rear lobby.

Rear Lobby

Tiled flooring, door to WC/laundry room, personnel door to garage, double glazed door to rear garden.

Laundry Room

6' 8" x 6' 6" (2.03m x 1.98m)
Low level low flush WC, plumbing for washing machine, double glazed window to rear, wall mounted Baxi combi boiler.

Landing

Double glazed window to front, two door built in storage cupboard.

Bedroom 1

15' 7" (not inc robes) x 11' 9" (4.75m (not inc robes) x 3.58m)
Double glazed window to front, radiator, coved cornicing, fitted wardrobes in alcoves.

Bedroom 2

11' 4" (to front of robes) x 9' 11" (3.45m (to front of robes) x 3.02m)
Double glazed window to rear, laminate flooring, coved cornicing, radiator, fitted wardrobes.

Bedroom 3

12' 4" (not inc recess with robes) x 1' 1" (3.76m (not inc recess with robes) x 0.33m)
Double glazed window to front, radiator, coved cornicing, loft access.

Bedroom 3 En-Suite

Enclosed shower, low level low flush WC, wash hand basin on vanity unit, fully tiled walls, double glazed window to rear.

Bedroom 4



8' 10" x 9' 6" (2.69m x 2.90m)
Double glazed window to rear, radiator.



Bathroom

Panel bath, wash and basin and low level low flush WC on vanity unit, tiled walls and flooring, separate tiled shower, double glazed window to rear, built in storage cupboard.

Externally Front Garden

Walled garden to front, with beautifully kept lawn, driveway leading to garage. Gated access to further driveway and a second garage.

Rear Garden

Generously sized, and not over looked, enjoying a fabulous level of privacy with large patio area, well kept lawn and beautifully stocked flower beds, outside tap.

Garage

Remote control roller door to front, personnel door to rear, power and lighting.

Rear Garage

Roller doors to front, personnel door to side, power and lighting.



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welcome to

Thames Road, Billingham

- EN-SUITE
- EXTENDED
- TWO GARAGES&DRIVEWAY
- FRONT AND REAR GARDENS
-

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£350,000



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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