



Hill Road, BILLINGHAM TS23 1DT

welcome to

Hill Road, BILLINGHAM

This outstanding five-bedroom detached family home has been beautifully extended and occupies a generous plot with meticulously landscaped wraparound gardens, a spacious driveway, and a double garage.

Entrance Hall

Hardwood and glazed door to front, double glazed window to front, stairs to first floor, tiled flooring, radiator, under stairs storage cupboard, doors to kitchen, lounge and family room.

Lounge

22' 9" x 19' 10" (not inc bay) (6.93m x 6.05m (not inc bay))

Wooden flooring, coved cornicing and ceiling rose, log burner, two double glazed windows to front, double glazed bay window to rear, double glazed french doors to rear.

Family Room

12' 6" x 11' 10" (3.81m x 3.61m)

Display units and cabinet built into two alcoves, coved cornicing, ceiling rose, wall lights, wooden flooring, double glazed french doors to rear, radiator, fire inset and tiled hearth.

Kitchen/Diner

20' 2" (max) x 13' 5" (max) (6.15m (max) x 4.09m (max))

Spacious fitted kitchen with a good range of wall and base units, contrasting working surfaces, part tiled walls, 1 1/2 sink and draining board with mixer tap, built in double electric oven and electric hob with extractor over, space for American style fridge/freezer, integrated dishwasher, built in pantry, door to rear lobby, radiator, double glazed window to front and rear, internal window into utility room.

Rear Lobby

Hardwood and glazed door to side, doors to WC, utility, bedroom 5 and kitchen, tiled flooring, 1/2 height tiled walls.

Utility Room

12' 4" (max) x 10' (3.76m (max) x 3.05m)

Wall and base units with contrasting working surfaces, stainless steel sink and draining board with mixer tap, part tiled walls, plumbing for washing machine, radiator, double glazed window to side and front, tiled flooring, wall mounted idea combi boiler.

Bedroom 5

13' 3" x 9' 11" (not inc recess) (4.04m x 3.02m (not inc recess))

Wooden flooring, built in storage cupboard, coved cornicing, double glazed window to side and rear, radiator.

Bedroom 5 En-Suite

Enclosed shower, pedestal wash hand basin with tiled splashback low level low flush WC, chrome heated towel rail, double glazed window to side and rear, vinyl flooring, coved cornicing, extractor fan.

Downstairs Wc

Low level low flush WC, wash hand basin, radiator, 1/2 height tiled walls, tiled flooring, extractor fan, double glazed window to side.

Landing

Loft access, double glazed window to front.

Bedroom 1

19' 10" (max) x 11' 10" (max) (6.05m (max) x 3.61m (max))

Double glazed window to front and rear, high dado rail, door to dressing room, radiator, fitted wardrobes in 1 alcove, TV point.





Dressing Room

9' 2" (max) x 8' 11" (max) (2.79m (max) x 2.72m (max))
Double glazed window to rear, radiator, fitted wardrobes and door to en-suite.

En-Suite

Large walk in shower, wash hand basin with mixer tap on vanity unit, spotlights, extractor fan, shaver point, double glazed window to rear, vinyl flooring, radiator.

Bedroom 2

12' 6" x 9' 9" (3.81m x 2.97m)
Double glazed window to rear, two wardrobes built into alcoves, high dado rail, radiator.

Bedroom 3

13' (max) x 8' 10" (3.96m (max) x 2.69m)
Double glazed window to rear, radiator, two door built in wardrobes, high dado rail and radiator.

Bedroom 4

10' 6" (max) x 9' 11" (max) (3.20m (max) x 3.02m (max))
Double glazed window to front, radiator, high dado rail.



Bathroom

Spacious, comprising a panel bath and central mixer tap with hand held shower attachment, high level WC, wash hand basin, enclosed shower, double glazed window to rear, radiator, part tiled walls, shaver point.

Externally

Externally, the property truly impresses-offering the feel of a private retreat. A beautifully imprinted driveway accommodates multiple vehicles and leads to a double garage. Surrounding the home are charming wraparound gardens, thoughtfully landscaped with a blend of lush lawns, inviting patio seating areas, decorative pebbled zones, and vibrant displays of flowers, plants, and shrubs. A picturesque pergola creates the perfect setting for entertaining, while a dedicated hot tub area adds a touch of luxury. Raised planters are ideal for growing fruits and vegetables, and the garden also features a greenhouse, garden shed, outdoor tap, and ambient lighting. Mature trees and established shrubbery enhance the sense of seclusion, offering an exceptional level of privacy.



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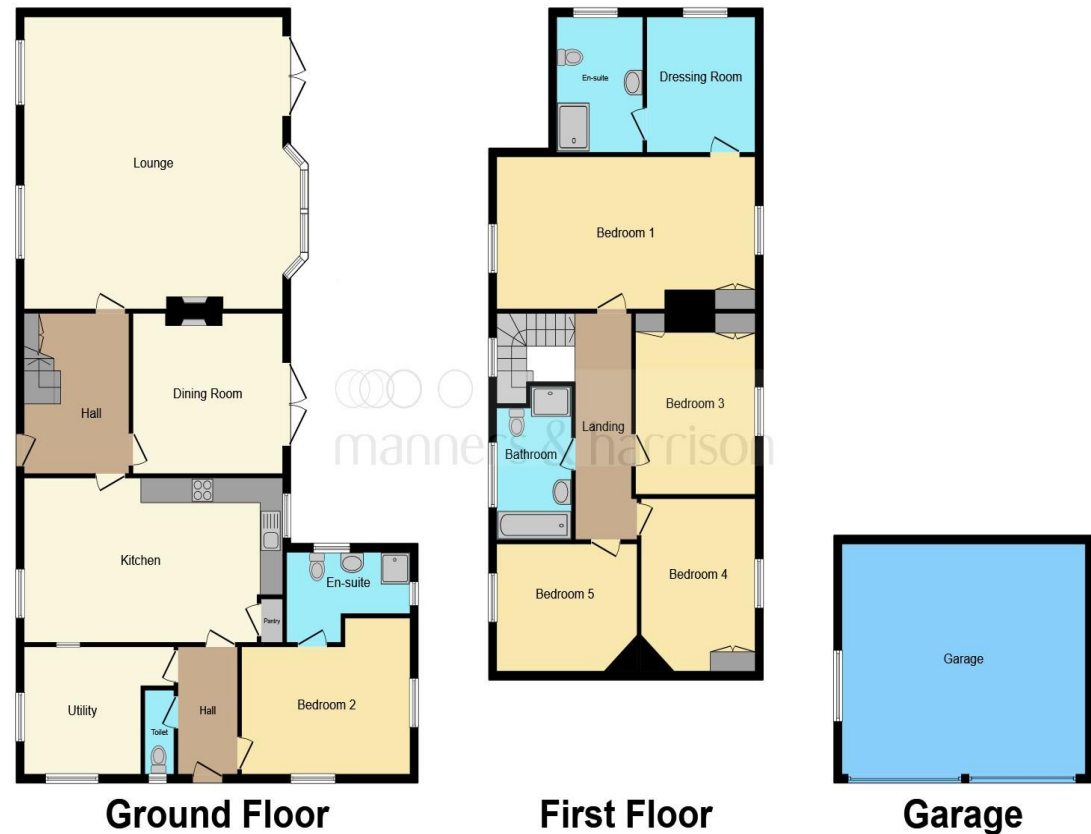
welcome to

Hill Road, BILLINGHAM

- FIVE BEDROOMS
- WRAP AROUND GARDENS
- MULTIPLE RECEPTIONS
- EN-SUITES
- DOUBLE GARAGE

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

£500,000



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