



Landseer Drive, Billingham, TS23 3GF

welcome to

Landseer Drive, Billingham

Situated on the highly sought-after Wolviston Grange Estate, this impressive three-bedroom detached family home offers stylish modern living, highlighted by contemporary décor and a recently installed media wall in the lounge.

Entrance Hall

Double glazed door to front, radiator, door to kitchen, lounge, stairs to first floor, personnel door to garage, laminate flooring.

Cloakroom

Low level low flush WC, wash hand basin with mixer tap on vanity unit, radiator, double glazed window to side.

Kitchen

11' 7" x 8' 1" (max) (3.53m x 2.46m (max))

Range of navy wall and base units with contrasting working surfaces, part tiled walls, sink and draining board with mixer tap built in electric oven and gas hob with extractor over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, double glazed window to front, radiator, laminate flooring.

Lounge/Diner

16' 4" (max into rear bay) x 20' 3" (max inc stairs) (4.98m (max into rear bay) x 6.17m (max inc stairs))

Modern feature media wall, laminate flooring, double glazed window and french doors to rear, radiator, stairs to first floor, space for dining table.

Landing

Double glazed window to side, built in storage cupboard, loft access.

Bedroom 1

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to front, radiator, two door sliding mirrored wardrobes, coved cornicing.

En-Suite

Enclosed shower, double glazed window to side, low level low flush WC, wash hand basin.

Bedroom 2

11' 4" x 9' 4" (3.45m x 2.84m)

Two door fitted sliding mirrored wardrobes, radiator, double glazed window to rear, coved cornicing.

Bedroom 3

8' 9" x 8' 3" (2.67m x 2.51m)

Fitted two door sliding mirrored wardrobes, double glazed window to front, radiator.

Bathroom

Large freestanding bath with floor mounted mixer tap and hand held shower attachment, low level low flush WC, wash hand basin with mixer tap, part tiled walls, extractor fan, double glazed window to rear, vinyl flooring.





Externally

Front Garden

Open plan lawn area and double width driveway leading to the garage

Rear Garden

Private, not overlooked to the rear, mainly laid to lawn with two patio areas, outside lighting.

Garage

Personnel door to both sides, up and over door to front, wall mounted Worcester combi boiler, power and lighting.



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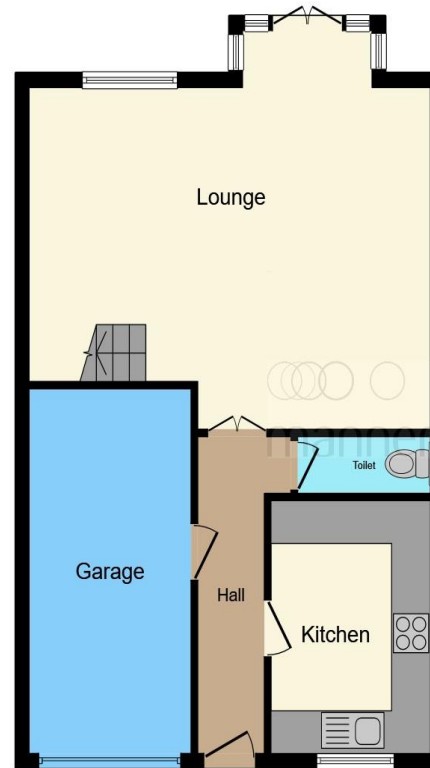
Landseer Drive, Billingham

- SITUATED IN WOLVISTON GRANGE
- THREE-BEDROOMS WITH FITTED WARDROBES
- EN-SUITE
- ENCLOSED REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Ground Floor



First Floor

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