



Cayton Drive, BILLINGHAM, TS22 5DA

welcome to

Cayton Drive, BILLINGHAM

Set within the ever-popular Wolviston Court estate and boasting wonderful kerb appeal, this delightful two-bedroom, two-reception room semi-detached bungalow is ready to simply move into

Entrance Hall

Double glazed door to front, laminate flooring, door to lounge.

Lounge

14' 11" x 10' 9" (max) (4.55m x 3.28m (max))

Double glazed bow window to front, radiator, coved cornicing, TV point.

Inner Hallway

Laminate flooring, radiator, doors to lounge, kitchen, shower room, master bedroom, bedroom two, open to dining area to rear.

Kitchen

11' 5" (max) x 10' 9" (max) (3.48m (max) x 3.28m (max))

Modern fitted kitchen, with a range of white gloss wall and base units with contrasting working surfaces with breakfast bar, black sink and draining board with mixer tap, built in electric oven and microwave, electric hob, integrated fridge/freezer, double glazed bow window to front, laminate flooring, spotlights, radiator. double glazed door to side to the side porch/utility.

Side Porch/Utility

12' 3" x 2' 11" (3.73m x 0.89m)

Double glazed window to front, side and rear, double glazed door to side, tiled flooring, plumbing for washing machine, space for tumble dryer.

Dining Area

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, double french door to side, feature mirrored wall, laminate flooring, coved cornicing.

Bedroom 1

10' 10" (max inc robes) x 11' 9" (3.30m (max inc robes) x

3.58m)

Double glazed window to rear, radiator, 'Wren' fitted wardrobes, coved cornicing.

Bedroom 2

10' 6" x 7' 1" (3.20m x 2.16m)

Double glazed window to side, radiator, coved cornicing.

Shower room/wc

Modern suite, walk in shower, wash hand basin on vanity unit, low level low flush WC, double glazed window to side, part tiled walls, tiled flooring, chrome heated towel rail, panelled ceiling, spotlights, extractor fan, loft hatch access.





Front Garden

Walled garden to the front, laid to lawn, with planted flowerbeds. Driveway providing off street parking.

Rear Garden

Beautifully kept and not overlooked, backing onto the school field, laid to lawn and attractive patio, with well stocked borders, personnel door to garage and external power supply.

Garage

Really useful storage, with lighting and power, up and over door to front.



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welcome to

Cayton Drive, BILLINGHAM

- WOLVISTON COURT ESTATE
- SEMI-DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- REAR GARDEN
- DRIVEWAY

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

£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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