



Gardenia Way, BILLINGHAM TS23 2BF

welcome to

Gardenia Way, BILLINGHAM

Nestled in a quiet cul-de-sac position on the ever-popular College Gardens, this beautifully presented three-bedroom semi-detached family home is one of the finest examples available. Immaculately maintained and tastefully decorated throughout, the property is truly ready to move straight into.

Entrance Hall

Double glazed door to the front, stairs to the first floor, doors to the kitchen, lounge and guest WC. Vinyl flooring.

Lounge

13' 11" x 14' (max) (4.24m x 4.27m (max))

Feature media wall with inset for TV, electric fire, shelving to either side with feature spotlighting. Useful built in under stair storage cupboard, Laminate flooring, spotlights and double glazed window and french doors to the rear with fitted blinds.

Kitchen

14' 1" x 7' 10" (4.29m x 2.39m)

Modern fitted kitchen with a range of wall and base units with contrasting working surfaces. Stainless steel 1 1/2 bowl sink and drainer with mixer tap. Built in electric oven and electric hob with stainless steel extractor over. Integrated fridge freezer and plumbing for a washing machine. Double glazed window to the front, radiator and space for a small dining table.

Guest Wc

Low level WC, corner wash hand basin with mixer tap and tiled splash and surround. Vinyl flooring, extractor fan and radiator.

Landing

Loft access and built in storage cupboard

Bedroom 1

10' 10" x 10' 5" (3.30m x 3.17m)

Built in sliding robes, feature wall panelling and laminate flooring. Built in storage cupboard housing Potterton Boiler. Two double glazed windows to the rear.

En Suite

Modern suite, walk in shower with duel head, low level low flush WC with wash hand basin and mixer tap on vanity unit, tiled walls, vinyl flooring, double glazed window to rear, spotlights, extractor fan, grey heated towel rail.

Bedroom 2

9' 9" x 7' 6" (2.97m x 2.29m)

Laminate flooring. Radiator. Double glazed window to the front.

Bedroom 3

7' 1" (max inc robes) x 6' 8" (max inc robes) (2.16m (max inc robes) x 2.03m (max inc robes))

Fitted sliding robes, laminate flooring, radiator and double glazed window to the front

Bathroom

Modern suite comprising of a panel bath, with mixer tap with handheld shower attachment. Wash hand basin with mixer tap. Low level WC. Part tiled walls, laminate flooring, white heated towel rail, extractor fan and double glazed window to the side

Front

Double width driveway, and gated access to the rear garden

Rear Garden

Stunning rear garden, with attractively laid paving and stone chipped borders. Great level of privacy, backing onto the field. Outdoor security light.

Garden Office

Cleverly designed offering versatile use. WC and Wash hand basin. Lighting and wall heaters. U shaped storage runs around the sides and rear, offering superb discreet garden storage.





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welcome to

Gardenia Way, BILLINGHAM

- THREE BEDROOMS
- STUNNING THROUGHOUT
- BESPOKE GARDEN OFFICE
- DOUBLE WIDTH DRIVEWAY
- CONVENIENT LOCATION

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

£165,000



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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