



This wonderful three bedroom detached family home is tucked away in the cul-de-sac of Nuthatch Close, Wynard. Beautifully presented throughout to a high standard this home would be ready to move straight into with no work needed. Located on the Wynard Estate this property is an excellent location for North & South A1/A19 commuting.

Externally the property offers a great enclosed rear garden, detached garage and is not overlooked to the front. Internally comprises of an entrance hallway, cloakroom, fitted kitchen and living area with doors leading out on to the rear garden. The upper level has three bedrooms, family bathroom and ensuite facilities adjoining the master bedroom.

Nuthatch Close, Billingham, TS22 5FU

3 Bed - House - Detached

£260,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



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Nuthatch Close, Billingham, TS22 5FU



ENTRANCE HALLWAY

10'5 x 3'10 (3.18m x 1.17m)

Via front entrance door with flooring and radiator

WC

5'9 x 2'9 (1.75m x 0.84m)

WC, wash hand basin, radiator and double glazed window to side aspect.

LOUNGE

13'7 x 15'3 (4.14m x 4.65m)

Flooring, two radiators, double glazed double doors to the rear and double glazed window to rear aspect.

KITCHEN

12' x 8'1 (3.66m x 2.46m)

Double glazed window to front aspect, breakfast bar, stainless steel sink and drainer, wall and base units, fridge/freezer, gas hob, cooker hood and part tiled flooring.

LANDING

9'6 x 6'6 (2.90m x 1.98m)

Carpet, radiator, loft access and airing cupboard.

BEDROOM 1

16'11 x 9'1 (5.16m x 2.77m)

Laminate flooring, two radiators, double glazed window to rear aspect and double glazed window to front aspect.

EN SUITE

6'9 x 1'10 (2.06m x 0.56m)

Fully tiled en suite with double glazed window to rear aspect, WC, wash hand basin, shower cubicle, extractor fan.

BEDROOM 2

8'10 x 15'5 (2.69m x 4.70m)

Two double glazed windows to front aspect, carpet and radiator.

BEDROOM 3

10'2 x 10'1 (3.10m x 3.07m)

Double glazed window to rear aspect, carpet, radiator and fitted wardrobes.

BATHROOM

6'4 x 5'5 (1.93m x 1.65m)

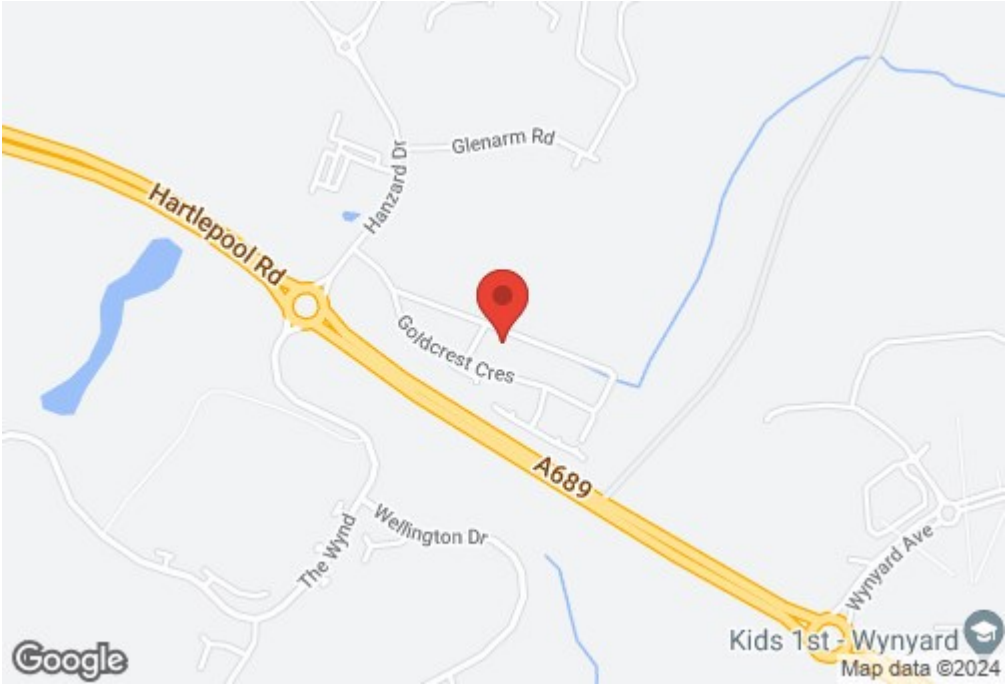
Double glazed window to side aspect, heated towel rail, bath, WC, wash hand basin, part tiling and extractor fan.

OUTSIDE

The front garden is low maintenance with driveway and garage providing off street parking. The rear benefits from not being overlooked, is lawned and enclosed by timber fencing.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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