



This stunning well presented four bedroom detached house is located in the popular Landseer Drive in Billingham. Located close to Billingham Town Centre and Wolviston Village, shops and schools are not too far away from the property. Comprising of a glamorous entrance hallway, cloakroom, open plan kitchen/diner and lounge on the ground floor. The upper level offers four bedrooms, family bathroom and the master bedroom having ensuite facilities. External: An excellent size driveway, integral garage with power and lighting. The rear garden is mainly laid to lawn with a patio/seating area.

Landseer Drive, Billingham, TS23 3GF

4 Bedroom - House - Detached

£272,500

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Landseer Drive, Billingham, TS23 3GF



ENTRANCE HALLWAY

14'6 x 6'1 (4.42m x 1.85m)

'L' shaped hallway, double front doors, high gloss tiled flooring, wall radiator, coved ceiling, spot lights and stairs to upper level.

CLOAKROOM

3'7 x 4'6 (1.09m x 1.37m)

WC, wash hand basin, heated towel rail and double glazed window to side aspect.

LOUNGE

16'2 x 11'7 (4.93m x 3.53m)

Double glazed bay window to front aspect, carpet, fire and surround, internal double doors leading to dining room, coved ceiling and radiator.

KITCHEN

9'5 x 26'4 (2.87m x 8.03m)

High gloss tiled flooring, internal doors to lounge, double glazed window to rear aspect, double glazed double doors to rear garden, wall radiator, Range master oven and spot lights.

LANDING

3'9 x 12'8 (1.14m x 3.86m)

Carpet, storage cupboard, spot lights and loft access.

BEDROOM

11'9 x 12'1 (3.58m x 3.68m)

Double glazed window to front aspect, fitted wardrobes, fitted dressing table, carpets and radiator.

EN SUITE

6'5 x 5'7 (1.96m x 1.70m)

Double glazed window to front aspect, tiled flooring, seated shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM

13'5 x 8'2 (4.09m x 2.49m)

Double glazed window to front aspect, built-in wardrobes, radiator and carpet flooring.

BEDROOM

10'8 x 8'6 (3.25m x 2.59m)

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

BEDROOM

8'11 x 7'10 (2.72m x 2.39m)

Double glazed window to rear aspect, carpet and radiator.

BATHROOM

6'8 x 7'5 (2.03m x 2.26m)

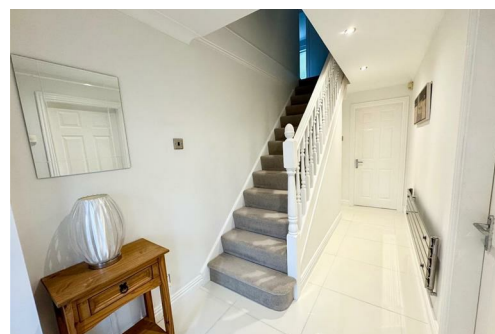
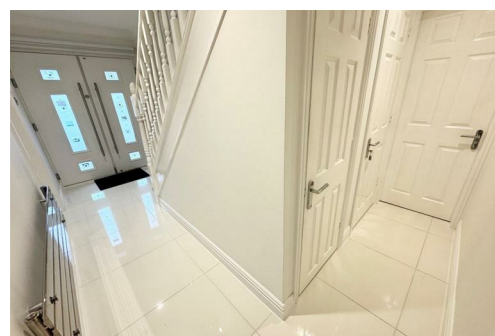
Double glazed window to rear aspect, bath, dual shower, wash hand basin, WC, tiled flooring, heated towel rail and extractor fan.

OUTSIDE

Driveway to front providing parking for several vehicles. Gardens to both front and rear with the rear being enclosed with seating area.

INTEGRATED GARAGE

Power and lighting.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1158.09 ft²
107.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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. We 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	86
EU Directive 2002/91/EC		