



This beautifully designed family home has just come to the market, ready for its new owners to move straight in. Finished to an exceptional standard throughout, the property offers a stylish blend of comfort, elegance and contemporary living.

The ground floor features a welcoming entrance hallway, a convenient cloakroom, and a cosy lounge perfect for relaxing evenings. At the heart of the home is a stunning open-plan kitchen and dining area with under floor heating, designed with modern family living in mind. External doors open out onto the enclosed rear garden, creating a seamless flow between indoor and outdoor spaces — ideal for entertaining or enjoying quiet moments outdoors.

Upstairs, the property continues to impress with three bedrooms and a modern family bathroom. The master bedroom benefits from its own elegant ensuite, providing a private retreat within the home.

Externally, this property occupies a generous corner plot, offering both space and privacy. The enclosed rear garden provides a safe area for children or pets, while to the front there is ample parking and a detached garage. The rear aspect is not overlooked, ensuring a peaceful and private setting.

Located in a quiet cul-de-sac within the highly sought-after Wynyard Estate, this home offers excellent access to the A19 for convenient commuting. Wynyard Hall and Golf Club are also just a short distance away, providing leisure and luxury right on your doorstep.

Londonderry Close, Billingham, TS22 5WD

3 Bedroom - House - Detached

£320,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: E



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Entrance Hall

Tiled flooring, 1 x radiator, stairs to upper and front entrance door.

Cloakroom

W/c, wash hand basin, 1 x front double glazed window, 1 x radiator and tiled flooring.

Lounge

Carpet flooring, 1 x front double glazed window and 1 x radiator.

Kitchen/Diner

Under floor heating, rear double glazed doors, rear double glazed windows, walk in cupboard/utility, integrated appliances, spot lights and sky double glazed windows.

Landing

Carpet flooring, loft access and storage .

Bedroom

1 x front double glazed window, carpet flooring, 1 x radiator and fitted robes.

Ensuite

1 x side double glazed window, shower, wash hand basin, w/c, heated towel rail and spot lights.

Bedroom

1 x rear double glazed window, 1 x radiator and carpet flooring.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

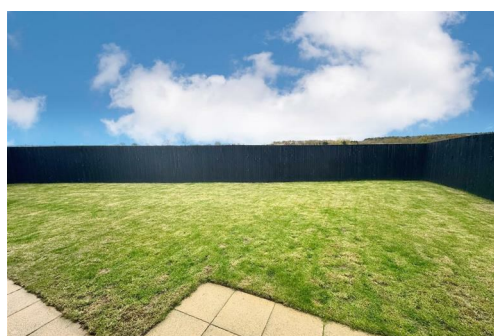
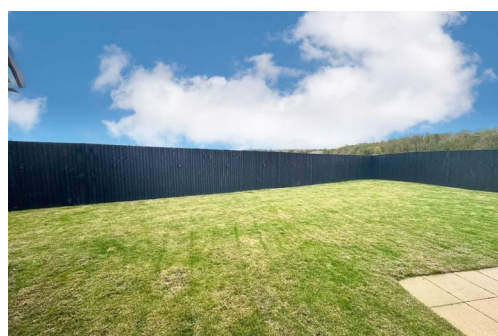
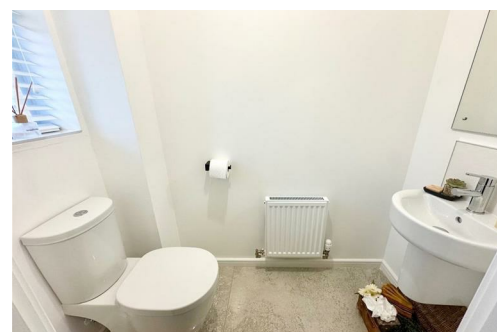
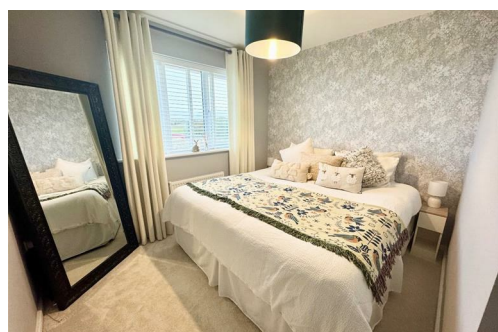
1 x front double glazed window, shower, bath, w/c, wash hand basin, spot lights and heated towel rail.

External

Detached garage, enclosed rear garden and driveway.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
943 ft²
87.7 m²

Reduced headroom
2 ft²
0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. 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		94
(81-91) B	84	
(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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