

CLARKE | MUNRO

ESTATE AGENTS

4 Stubbs Close, Billingham, TS23 3GH



Price: £275,000



01642 361 111
visit clarkemunro.com for details

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Key Features:

- DETACHED FAMILY HOME TUCKED AWAY IN A CUL DE SAC
- NO FORWARD CHAIN
- 4 SPACIOUS BEDROOMS
- ENSUITE TO MASTER BEDROOM AND FAMILY BATHROOM WITH WHITE THREE PIECE SUITE
- USEFUL UTILITY ROOM
- GREAT GARDENS FRONT AND REAR WITH DRIVEWAY LEADING TO GARAGE

Property Description:

Clarke Munro bring to the market this detached property which offers a well-designed space composed of four bedrooms and three bathrooms. On the ground floor, the house features an inviting living/dining room, a well designed modern kitchen opening into a practical laundry room, and a convenient WC. On the first floor, four cozy bedrooms and two well-appointed bathrooms, each with bath and shower options, offering both privacy and convenience for the occupants. Externally a driveway for multiple cars leading to the single garage, lawned front and back gardens. The spacious nature of the property, coupled with its thoughtful floor plan, makes it an ideal choice for anyone looking for a functional and comfortable living space.



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TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

www.clarkemunro.com

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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Entrance Hall

Double glazed entrance door, double glazed window to side, radiator, laminate flooring, staircase to first floor, storage cupboard, door to lounge.

Lounge

Large lounge / diner with double glazed window to front & double glazed sliding patio door to rear, two double radiators, laminate flooring.

Kitchen

Fitted with range of Cream units, one & half stainless steel sink unit & drainer with chrome mixer tap, built in single oven with gas hob & extractor fan, understairs cupboard, roll top laminate work surfaces, spaces for appliances, double radiator, tile effect flooring, opening into utility room.

Utility Room

Wall mounted boiler, base units with roll top work surfaces, space for washing machine, tile effect flooring.

Cloak room W/c

Close coupled w/c, wall hung wash hand basin with tiled splashback, radiator, tile effect flooring.

First Floor

Master Bedroom

Double glazed window to front, radiator.

En Suite

Single shower cubicle with electric shower, glass shower screen, close coupled w/c, pedestal wash hand basin with tiled splashbacks, double glazed window to side, extractor fan, single radiator.

Bedroom 2

Double glazed window to front, radiator, built in storage cupboard.

Bedroom 3

Double glazed window to rear, radiator.

Bedroom 4

Double glazed window to rear.

Family Bathroom

Comprising; white panelled bath with chrome mixer taps, pedestal wash hand basin, close coupled w/c, part tiled walls, tile effect flooring, double glazed window to rear, extractor fan, radiator.

Externally

Lawned front garden, driveway provides parking for multiple cars leads to single garage. Fenced and hedged rear garden mainly laid to lawn with patio areas.

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