

# CLARKE | MUNRO

ESTATE AGENTS

57 Landseer Drive, Billingham, TS23 3GF



Price: £299,950



01642 361 111  
visit [clarkemunro.com](http://clarkemunro.com) for details





## Key Features:

- SPACIOUS FOUR BEDROOM FAMILY PROPERTY
- POPULAR RESIDENTIAL LOCATION
- BRAND NEW FAMILY BATHROOM FITTED MARCH 2025
- MODERN OPEN PLAN KITCHEN DINER WITH MATCHING UNITS AND QUARTZ WORKSURFACES
- LOVELY ENCLOSED GARDEN TO THE REAR
- OFF ROAD PARKING

## Property Description:

Clarke Munro are excited to bring to the market this fantastic four bedroom detached family home built by McLeans to the Oban design on the ever popular Wolviston Grange development. Sitting on a great plot this property has been improved throughout by the current owner and is presented to show home standard. The property has also been enhanced with a generous sized conservatory & new family bathroom fitted in March 2025. This impressive home features living space comprising: entrance hall, lounge with bay window, open plan dining kitchen with modern grey units and quartz work surfaces along with integral appliances, opening to the conservatory. The first floor houses the master bedroom with en-suite, three further bedrooms - all of which have built in wardrobes and then the family bathroom, fitted in March 2025. There are well cared for gardens with double width drive to integral single garage to front aspect. This property is worthy of the earliest of inspection to appreciate what it has to offer.

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TO VIEW: Tel: **01642 36111**

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

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Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
121.68 m<sup>2</sup>

Reduced headroom  
0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>	71 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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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