



Elsrick Lodge, Billingham
£285,000



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Freehold



Key Features

- Extended Semi-Detached House
- Three Double Bedrooms
- Orangery Extension
- Hobby Room Extension
- Two Reception Rooms
- Newly Fitted Kitchen
- EPC rating: TBC
- Council Tax Band A





This IMMACULATELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOME is set on the edge of the popular village of Billingham. The extension now offers an Orangery and further Hobby Room with Lantern and Velux Windows, with a newly fitted kitchen and a further two reception rooms - this property really needs to be seen! The property further comprises; Entrance Hall, Three Bedrooms, En Suite to Master and Family Bathroom. With a large front garden providing ample parking and a beautifully presented South Facing rear garden, an early viewing is highly recommended to fully appreciate the size and standard of property on offer.

Entrance Hall

With original tiled flooring, part glazed uPVC door to front, glazed uPVC door to garden, stairs leading to 1st floor and electric heater.

Lounge

4'1" x 6'1" (1.2m x 1.9m)
With a feature log fire set on hearth, bay window to front aspect, TV point, two windows to side extension, opening through to;

Orangery

5'10" x 3'2" (1.8m x 1m)
Having a feature Lantern, bi-fold doors to garden, window to side aspect and laminate flooring with underfloor heating.

Hobby Room

2'6" x 6'1" (0.8m x 1.9m)
With two Velux windows, continued laminate flooring with underfloor heating and windows to front and side aspects.

Breakfast Kitchen

2'10" x 5'7" (0.9m x 1.7m)

Being under a year old, this modern kitchen offers a breakfast bar overlooking the garden, leading to a range of base and eye level units with work surface over, integrated fridge freezer, integrated oven with electric hob and extractor hood over, inset one and a half sink with mixer tap and draining area, integrated washing machine, under stairs storage cupboard, electric heater, windows to garden and laminate flooring.

2nd Reception Room

3'12" x 3'8" (1.2m x 1.1m)

Having a feature open fire place in brick surround, bay window to front aspect, BT point, TV point and electric heater.

Landing

With original wooden flooring, stairs taken from Entrance Hall, electric heater and window to rear aspect.

Bedroom One

4'0" x 3'8" (1.2m x 1.1m)

With fitted wardrobes, window to front aspect and electric heater.

En suite

Three piece fully tiled suite comprising electric shower, pedestal hand wash basin, low level wc and window to front aspect.

Bedroom Two

4'2" x 3'8" (1.3m x 1.1m)

With window to front aspect and radiator.

Bedroom Three

4'2" x 2'5" (1.3m x 0.7m)

With window to front aspect and radiator.





Bathroom

Three piece suite comprising of panelled bath, pedestal hand wash basin, low level wc, airing cupboard, window to rear aspect and electric heater.

Outside

The front of the property offers a large area for parking, further laid to lawn, area laid to block paving, timber fence surround with side access to rear.

The South Facing rear garden is beautifully kept with a block paved area providing area for seating, further leading to area laid to lawn with decorative borders and shrubbery, brick outbuilding, outside tap and lighting with timber shed.



Agents Note

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Floorplan

GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx.



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