



King Street, Billingham
Guide Price £275,000



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Key Features

- Detached Family Home
- Three Double Bedrooms
- Deceptively Spacious at approx 1500 sq ft of Living Accomodation
- Beautifully Landscaped South-Facing Low Maintenance Rear Garden
- Breakfast Kitchen with Separate Dining Room
- Lounge with Open Fire Place
- EPC rating TBC
- Current Council Tax C





Deceptively spacious and offering approximately 1,500 sq ft of living accommodation plus a single garage, this immaculately presented three double bedroom detached family home must be viewed to be fully appreciated. The ground floor comprises an inviting entrance hall, a generous lounge with open fireplace, dining room with access to the conservatory, a well appointed breakfast kitchen, office space, utility area accessed via the office and garage, and a stylish four piece bathroom. To the first floor are three well proportioned double bedrooms and a modern shower room. Externally, the south facing rear garden is finished to the same exceptional standard as the interior, beautifully landscaped and designed for low maintenance, creating a superb outdoor entertaining space. Step through the front door to truly appreciate the space, quality and versatility on offer.

Entrance Hall

With glazed Entrance Door, stairs leading to 1st floor, internet point and radiator.

Lounge

4.92m x 3.46m (16'1" x 11'5")

With open fire place, TV point, window to front aspect and radiator.

Dining Room

3.11m x 3.46m (10'2" x 11'5")

With patio doors to conservatory and radiator.

Conservatory

3m x 2.89m (9'10" x 9'6")

Being part brick and uPVC build with patio doors to rear garden.

Breakfast Kitchen

4.92m x 3.03m (16'1" x 9'11")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated eye level oven and microwave, integrated fridge freezer, breakfast bar, windows to front and side aspect and radiator.

Office

3.12m x 1.95m (10'2" x 6'5")

With storage cupboard, radiator and window to rear aspect.

Utility Area

3.23m x 2.58m (10'7" x 8'6")

With base level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, part glazed door and window to rear garden.

Bathroom

Four piece bathroom with a feature sunken jacuzzi style bath with shower attachment, hand was basin, low level wc, bidet, window to rear aspect and radiator.

Landing

With stairs taken from Entrance Hall and radiator.

Bedroom One

6.07m x 3.03m (19'11" x 9'11")

Large bedroom with window to front aspect and radiator.

Bedroom Two

3.34m x 3.45m (11'0" x 11'4")

With window to rear aspect and radiator.

Bedroom Three

2.62m x 3.45m (8'7" x 11'4")

With window to front aspect and radiator.





Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail, window to rear aspect and extractor fan.

Garage

4.65m x 2.65m (15'4" x 8'8")

With electric roller garage door, loft space for storage, electric and lightin.

Garden

To the front of the property there is parking leading to a single garage, with a brick wall and gated access to the front entrance, along with a gravelled area providing useful bin storage.

The south-facing rear garden is beautifully landscaped and designed for low maintenance, featuring a seating area directly off the conservatory which leads onto artificial turf and a further patio area. Beneath the kennel and shed is an additional second patio space, creating versatile areas ideal for relaxing and entertaining.



Agents Note

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Floorplan



Main area: Approx. 139.1 sq. metres (1497.1 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.8 sq. feet)
3 King Street, Billingham



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