



Speeton Close, Billingham - TS23 3YH



In Excess of £200,000



## Speeton Close

Billingham

Looking for a detached family home with a standout garden in a quiet Billingham cul-de-sac? This could be the one.

Positioned on **Speeton Close**, this well-presented three-bedroom detached home occupies a **generous corner plot**, offering a larger than average rear garden, ideal for families and those who love outdoor space.

The ground floor features a **spacious lounge** to the front and a **modern open-plan kitchen/diner** to the rear, with French doors opening out onto the garden, perfect for everyday living and entertaining.

To the first floor are **three well-proportioned bedrooms** and a **family bathroom**.

Externally, the property benefits from a **driveway providing off-street parking for multiple vehicles**, leading to a **detached garage**.

Further benefits include **UPVC double glazing** and **gas central heating**.

**A great opportunity to secure a detached home in a sought-after location, early viewing is recommended.**

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



**Entrance Hall**

**Lounge**

13' 11" x 12' 4" (4.24m x 3.76m)

**Kitchen / diner**

15' 5" x 10' 10" (4.69m x 3.29m)

**Landing**

8' 9" x 6' 0" (2.67m x 1.82m)

**Bathroom**

6' 9" x 6' 0" (2.07m x 1.82m)

**Bedroom 1**

12' 2" x 9' 1" (3.71m x 2.77m)

**Bedroom 2**

10' 0" x 9' 1" (3.05m x 2.77m)

**Bedroom 3**

9' 0" x 6' 9" (2.74m x 2.07m)





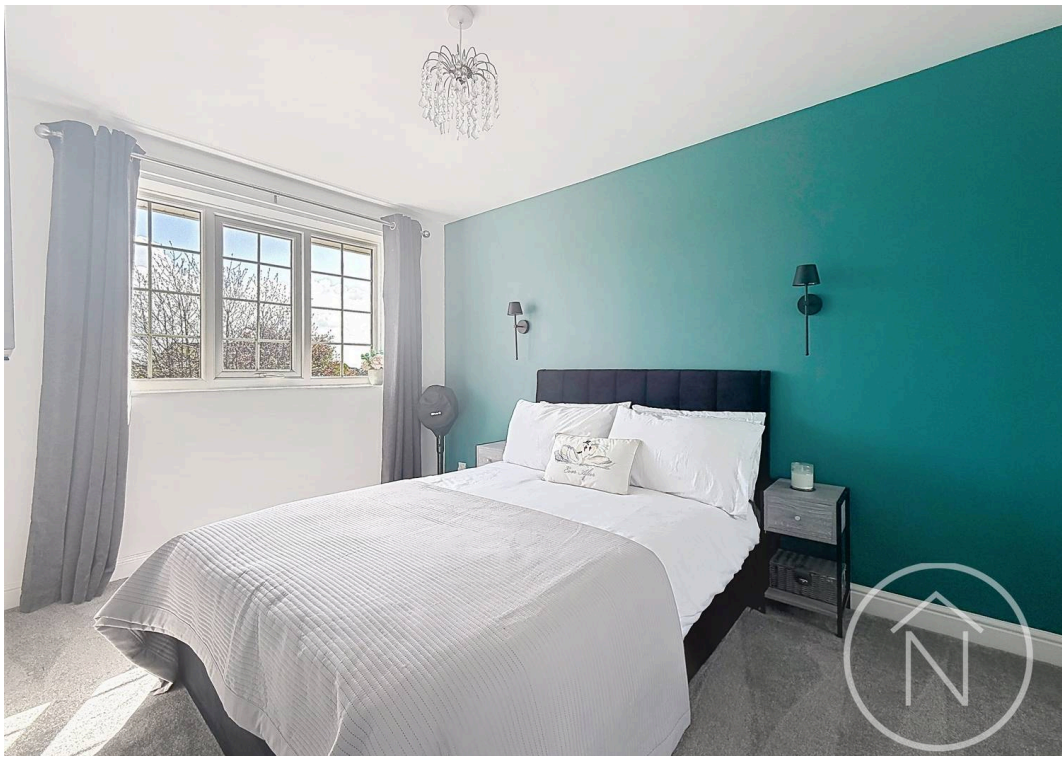
GARDEN

GARAGE

DRIVEWAY

ON STREET

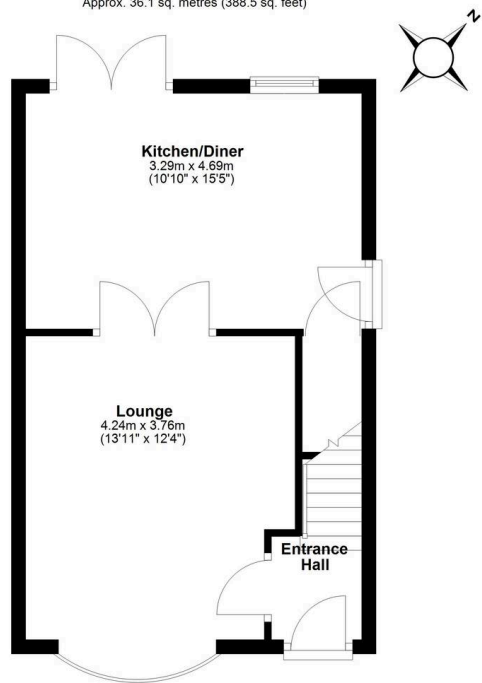






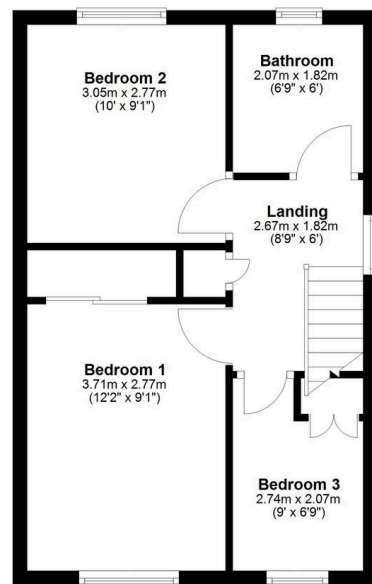
### Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 72.6 sq. metres (781.0 sq. feet)



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