



**Bonington Crescent, Billingham TS23 3WJ**

welcome to

## Bonington Crescent, Billingham

This spacious and immaculately presented four-bedroom detached home is perfect for modern family living. Positioned in a desirable location, the property boasts modern fittings, fixtures and decor throughout, with additional living space created in one of the garages being converted.

### Entrance Vestibule

Double glazed door to front, alarm system, laminate flooring and door into the lounge

### Lounge

13' 6" max including stairs x 13' 1" not including bay window ( 4.11m max including stairs x 3.99m not including bay window )

Double glazed bay window to the front, stairs to first floor landing with storage space underneath, TV point, radiator and doors to the family room and kitchen/diner

### Family Room

16' x 7' 8" ( 4.88m x 2.34m )

Formerly a garage, this space has been created to provide all important additional living space, or a 5th bedroom. Double glazed window to the front, TV point, radiator and spot lights

### Kitchen/Diner

17' 8" x 10' 2" max ( 5.38m x 3.10m max )

Modern fitted kitchen with a good range of wall and base units and rolled edge working surfaces with matching upstands. 1 1/2 sink and drainer with mixer tap. Built in electric oven, and gas hob with extractor over. Integrated dishwasher, fridge and freezer. Space for dining table. Laminate flooring, radiator, spot lights, double glazed window to rear, double glazed French doors to the rear, and door into the :

### Utility Room

5' 3" max x 5' 2" max ( 1.60m max x 1.57m max )

Wall and base units with rolled edge working surface. Tiled walls, laminate flooring, radiator plumbing for a washing machine, wall mounted boiler, double glazed door to the side and door to the :

### Guest Wc

Low level, low flush wc, pedestal wash hand basin with mixer tap, tiled walls and floor, spotlights and radiator

### Landing

Built in storage cupboard housing hot water cylinder. Loft access

### Bedroom 1

13' 5" max including robes x 10' 3" max including robes ( 4.09m max including robes x 3.12m max including robes )

Fitted sliding robes, radiator and double glazed window to the front

### En Suite

Enclosed shower. Low level, low flush wc. Pedestal wash hand basin and mixer tap. Tiled walls and floor, chrome heated towel rail, shaver point, spotlights and extractor. Double glazed window to the front

### Bedroom 2

11' 9" max including robes x 8' 8" max including robes ( 3.58m max including robes x 2.64m max including robes )

Fitted sliding robes, radiator and double glazed window to the front..

### Bedroom 3

8' 8" max x 8' 3" to front of robes ( 2.64m max x 2.51m to front of robes )

Fitted sliding mirrored robes, radiator and double glazed window to the rear

### Bedroom 4

9' 3" max x 7' 2" ( 2.82m max x 2.18m )

Radiator and double glazed window to the rear





### **Bathroom/Wc**

Panel bath with mixer tap and shower attachment, low level, low flush wc and wash hand basin with mixer tap in a vanity unit. Tiled walls and floor, chrome heated towel rail, spotlights and double glazed window to the rear

### **Externally**

#### **Front Garden**

Open plan, well kept lawn to the front with mature planting. Parking for two cars, leading to the single garage. Gated access leading to :

#### **Rear Garden**

Enclosed rear garden, attractively laid to lawn, patio and decked areas. Outdoor tap and lighting.



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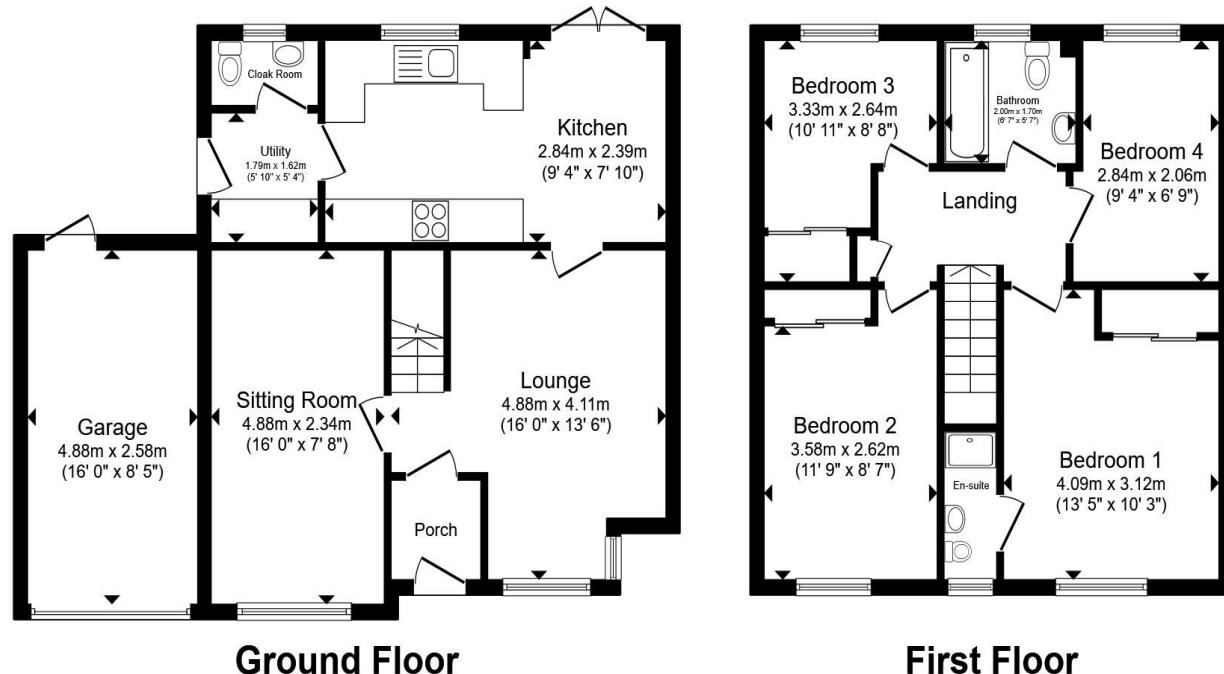
## Bonington Crescent, Billingham

- 4 BEDROOM DETACHED FAMILY HOME
- CONVERTED GARAGE - ADDITIONAL LIVING SPACE
- MODERN FIXTURES AND FITTINGS
- DRIVEWAY AND SINGLE GARAGE
- 

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£300,000**



Total floor area 115.9 m<sup>2</sup> (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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