



Blasson Way, Billingham  
£475,000



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## Key Features

- Executive Detached Family Home
- Five Double Bedrooms
- Extended with a Large Kitchen Diner and Family Space
- Extension from the Lounge with Office/Family Room
- Un-interrupted South West Facing Countryside Views
- Sought After Village Location
- EPC rating TBC, Current Council Tax Band E





An executive five bedroom detached family home, beautifully presented and located in the sought after village of Billingborough, overlooking uninterrupted south west facing countryside. The current owners have extensively extended the property to create a fantastic open plan kitchen, diner and family area, with a second extension off the lounge providing a home office or additional family space. Further accommodation comprises an entrance hall, snug, utility room and cloakroom. The first floor offers a large principal bedroom with en suite, two further bedrooms and a family shower room, while the second floor features two double bedrooms, one with a walk-in wardrobe, and a bathroom. Externally, there is a large detached double garage to the front with driveway parking for 4-5 vehicles. Combining excellent internal and external space, this impressive family home is not one to be missed.

### Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor with storage space under, radiator.

### Lounge

3.88m x 5.55m (12'8" x 18'2")

With bi fold doors through to the office, window to side aspect, TV point and radiator.

### Office

3.49m x 3.84m (11'6" x 12'7")

With windows to side aspects, patio doors to rear garden, access to loft space and radiator.

### Dining Area

4.86m x 3m (15'11" x 9'10")

With french doors to rear garden seating area, radiator and opening to Kitchen and Family Area

### Family Area

3.48m x 3.07m (11'5" x 10'1")

With multifuel burner, TV point and velux windows.

### Kitchen

7.76m x 3.07m (25'6" x 10'1")

Modern kitchen with a range of base and eye level units with work surface and breakfast bar, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated full length fridge with larder cupboard next to, windows to rear garden and velux windows.

### Snug

3.74m x 3.46m (12'4" x 11'5")

With bay window to front aspect and radiator.

### Utility Room

Having a range of base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, space for further under counter appliance, sink with drainer, part glazed door to garage/storage area, radiator.

### Cloakroom

With low level wc, hand wash basin with storage under, window to front aspect and radiator.





### Bedroom One

3.88m x 6.24m (12'8" x 20'6")

With two windows overlooking the rear countryside, air con unit fitted but not in working condition and two radiators.

### En Suite

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 side aspect and extractor fan.

### Bedroom Two

3.74m x 3.48m (12'4" x 11'5")

With window to front aspect and radiator.

### Bedroom Three

2.98m x 2.78m (9'10" x 9'1")

With internet point window to front aspect and radiator.

### Bathroom

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 side aspect and extractor fan.

### 2nd Floor Landing

With velux window to front aspect, storage cupboard under eaves, currently used as office space.



### Bedroom Four

5.57m x 3.48m (18'4" x 11'5")

With velux window to front aspect and radiator.

### Bedroom Five

3.57m x 3m (11'8" x 9'10")

With walk in wardrobe and access to eaves storage, velux window to front aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath with shower attachment, hand wash basin, low level wc, radiator, velux window to rear aspect and extractor fan.

## Garage

5.47m x 6.27m (17'11" x 20'7")

With up and over garage door, door to side, window to side, electric and lighting, partially boarded in loft space.

## Outside

The property benefits from a large gravel driveway to the front, providing parking for 4-5 vehicles and enclosed by a brick wall, with side access to the rear garden. The south/west facing rear garden is a particular feature, enjoying countryside views and overlooking an orchard. A decking area leads directly from the property, offering ample space for seating, with further lawned areas, decorative borders and shrubbery. At the rear of the garden, there is a 2nd decking area and a large timber shed with electric and lighting.

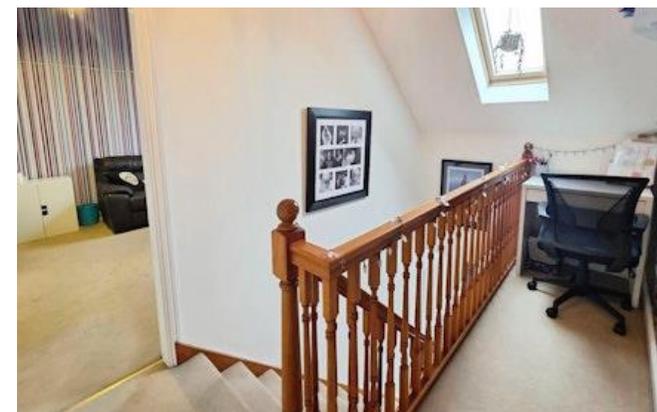
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# Floorplan



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